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MATERIAL ON JUNE 1981 SUPREME SOVIET SESSION

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NATIONAL

SPEECHES ON FOREIGN POLICY

Chazov Speech

Moscow IZVESTIYA in Russian 24 Jun 81 p 2

[Abridged report of speech by Deputy Ye. I. Chazov of the Kabardino-Balkarskaya ASSR's Dolinskiy Electoral Okrug]

[Text] Comrade deputies! An appeal for peace and disarmament comprehensible to all honest people in this world has again gone out today from the high tribune of the USSR Supreme Soviet. Comrade L.I. Brezhnev, general secretary of the CPSU Central Committee and chairman of the USSR Supreme Soviet Presidium, set forth the position of our country and our people with the utmost clarity--the parliaments and governments and every inhabitant of the earth must do everything possible to prevent the madness of war.

This appeal is particularly comprehensible to us scientists and doctors, who have been entrusted with concern for people's life and who at the same time have a clear idea of what could happen to mankind if they do not today stop the impetuous leap forward of the arms race. Whatever certain politicians in the West may say, formulating doctrines of the use of nuclear weapons, and perhaps peace really is not that important for them, the peoples must know: a nuclear conflict would be an utterly incomparable disaster and irremediable catastrophe for all mankind.

Events in the international arena remind us increasingly persistently that peace is being seriously threatened. Nuclear explosive charges have been stockpiled in states' arsenals in quantities which prompt doubts as to man's capacity for rational action for only an enemy who is himself a madman or a figure who is irresponsible in the highest degree could be obsessed with calculations of deriving some advantages or other with the aid of nuclear weapons or being victorious in a nuclear war. Nuclear war would be a universal disaster. This is just as true as the fact that peace is the property of all. And there is no higher mission today than the struggle for peace and disarmament.

Over two decades the outstanding scientist of the present day, Albert Einstein, said that we would have to formulate new criteria of thought if we wished to live. These criteria could only be truth, courage and honesty.

The Soviet people know full well what war is. Four decades have elapsed since the day of Hitler Germany's impious attack on the Soviet Union. But there are echoes of those tragic events even today--in the fate of many Soviet people and in their state of health. Our thoughts are geared to the threat of war disappearing from man's horizon forever, to commonsense, the principles of good-neighborliness and an understanding of the common destiny of the peoples inhabiting the planet always gaining the upper hand and to peace and peace above all being the clue to the policy of all states.

Unfortunately, many people overseas subscribe to a different view of the problems of war and peace. Scientists and doctors even are encountered among those who justify war and attempt to belittle the danger of a nuclear conflict. They are either profoundly confused or are working off someone's social mandate.

It is wrong to pretend that the problems of the nuclear arms race and the threat of nuclear war do not concern us scientists and doctors or concern us only theoretically inasmuch as political and military decisions are made by governments. It concerns all of us without exception. It is impossible to allow people to get used to the idea of the fatal inevitability of war and lose their will to resist it. It is advantageous to some people to suppress in man the self-preservation instinct and make him an appendage of the military machine. Some people are concerned to ensure that people not know the truth about the real dangers of nuclear war and judge it not by the facts but by the words of the prophets of militarism, who even find some "merits" in nuclear weapons and varieties thereof.

Recently a group of delegates to the international congress "Doctors of the World for the Prevention of Nuclear War"--American, Japanese, British and Soviet scientists and doctors--walked the long corridors of the U.S. Senate, attempting to meet any U.S. senator to explain to him what could happen to mankind in the event of war being unleashed. Only a few of them found time to talk with us. American legislators are evidently too busy with questions of adding further twists to the arms race. We recalled the lines from Bruno Yasenskiy's "The Conspiracy of the Indifferent": "Fear the indifferent--they do not kill and do not betray but treachery and killing exist in the world only with their silent consent." When it is a question of preserving life on earth and saving civilization, there are not nor can there be those who are indifferent.

Peoples and countries have a multitude of burning problems requiring immediate solution. Is it really possible to calmly regard the suffering of millions of people as a consequence of a shortage of food and shelter, poor sanitary conditions and painful diseases and epidemics? The solution of many problems has been dragged out, and this continues to collect its victims merely because states' resources and means are being squandered on preparations for war. For example, 250 times less is spent on the fight against cardio-vascular disease worldwide than on the arms race. It would take \$450 million to do away with malaria on our planet. This is only one-third of the cost of a nuclear submarine.

We want man to enter the next century without fear and with a firm belief in the triumph of wisdom and progress. During its recent stay in the United States the delegation of Soviet medical scientists received many letters, cables and messages in which public and religious figures and ordinary people of America wrote of the need to save our planet from the conflagration of war.

Despite the resistance of the representatives of a number of Western countries, the WHO General Assembly recently passed a resolution which calls on the WHO to contribute to the strengthening of peace, detente and disarmament and for the creation of an international committee of scientists to study and explain to the peoples of the world the possible consequences of a thermonuclear war.

The appeal which we are adopting today is one further contribution of our country to the noble and just cause of the struggle for peace and happiness in the world. Wars are conceived in people's minds, but man's wisdom is capable of preventing them (applause).

Samoletova Speech

Moscow IZVESTIYA in Russian 24 Jun 81 p 2

[Abridged report of speech by Deputy Z.P. Samoletova of Leningrad's Frunzenskiy Electoral Okrug]

[Text] Comrade deputies! The 26th CPSU Congress convincingly confirmed once again that in international affairs the Communist Party and the Soviet state have no higher goal than securing the peaceful conditions of Soviet people's life and work.

This is strikingly shown by each line of the USSR Supreme Soviet Appeal to the parliaments and peoples of all continents.

Particular weight and magnetic force is imparted to the appeal by the fact that it was issued by Leonid Il'ich Brezhnev—a man who strode the fiery miles of the Great Patriotic War from the first day to the last and whose titanic work in the position of head of the party and state has earned him nationwide love and the highest international authority. A big worker thankyou to you, dear Leonid Il'ich! (Applause)

I am convinced that the appeal will find an echo in the heart of every ordinary person. Peace is needed by everyone, war only by a handful of bankers, militarists and capitalists raking in colossal profits from the production of nuclear bombs, aircraft, missiles and tanks.

There are no forces in our society which could line their pockets in military production. We do not need war. We have not intended and do not intend to attack anyone. The "zone of our vital interests," as distinct from the pretenders to world domination, does not extend beyond the confines of our state borders. The short and capacious word "peace" was drawn in the slogans of the revolutionary proletariat at the time of the Great October, and the first decree of the Soviet Republic was the Decree on Peace. Our people have always aspired to see the planet free of wars, starvation and poverty.

We Soviet people warmly support the peace-loving policy of our party and state and the Supreme Soviet Appeal to the parliaments and peoples of all countries. It engenders new hopes and calls on all people in the world to make their contribution to the defense of peace and the security of the peoples (applause).

Fedorov Speech

Moscow IZVESTIYA in Russian 24 Jun 81 p 2

[Abridged report of speech by Deputy Ye. K. Fedorov. of the Yakutskaya ASSR's Yakutsk City Electoral Okrug]

[Text] Comrade deputies! We are all tremendously impressed by the speech of Comrade Leonid Il'ich Brezhnev, general secretary of the CPSU Central Committee and chairman of the USSR Supreme Soviet Presidium, which proposed an appeal to the parliaments and peoples of the world for everything to be done to extricate mankind from the threat of nuclear war.

The appeal was addressed to the parliaments, which can and must play a more active part in defending the cause of peace, limiting the arms race and solving disarmament questions. They must justify the trust of their electorates, which demand that each person's main right--to life and peace--be secured. The appeal is also addressed directly to the peoples, which want to live in peace and friendship.

We are adopting this document at the time when 40 years have elapsed since fascist Germany's attack on our country. This date summons us to vigilance in respect of the exponents of imperialist reaction, militarism and aggression. For it is precisely they, the volleys of that war having only just died away, who began to prepare for a new war against those who had made the decisive contribution to the victory over fascism and civilization's salvation from Hitlerite barbarism. And the atomic threat hung over the world even then. The response of the peoples was the world peace movement, which rallied people of good will from all corners of the world.

In 30 years it has done much for the benefit of peace. We are all inspired by the evaluation of the peace movement made by Comrade L.I. Brezhnev: "...It is impossible not to value the noble activity of the peace movement. This is the voice of the concerned, the voice of the bold and the voice of those who, despite persecution and threats, are appealing for wisdom and to the conscience. Wisdom, conscience, faith in the future--these are the weapons of the supporters of peace and of which the supporters of the arms race and confrontation are deprived."

Our movement in defense of the cause of peace now cooperates with organizations, personalities and initiative groups of the most diverse political and ideological views. The World Parliament of Peoples for Peace, which was held last year in Sofia and in which 2,000 representatives elected at national conferences of many dozens of countries participated, was symbolic of this extensive cooperation and mutual understanding. The parliament pointed out the real nature of the danger of war and at the same time firmly declared that war could be prevented by the joint efforts of the peoples.

And when I hear talk of the "Soviet military threat," anger and indignation arise in my heart. And how can people bring themselves to throw false accusations of aggressive intentions at us! It is we who know what war is and what catastrophes it involves. Twenty million sons and daughters of our fatherland gave their lives for a peaceful future in the cruelest battle with fascism.

Time has changed much around us. And although new generations have grown up since the war, the scars of war and its painful consequences still make their presence felt. The bitter pain of loss still lives in Soviet people's hearts. The flowers at the fraternal graves of the Piskarevskoye Cemetery, at the foot of the monument of the heroic defenders of Leningrad and at all the memorials to fallen soldiers will not fade.

The war will remain forever in my heart also. At the time of the Leningrad blockade I, still an adolescent, experienced in full the burden and deprivation, the bombing and shelling and the loss of near ones. My brother died at the front, my mother died of starvation. As a deputy of the Supreme Soviet and as a mother, I declare on behalf of all workers, whose calling is to build and not destroy and to create and not exterminate: we do not want war and we warmly approve the efforts of the party and the state to secure each person's sacred right--the right to a peaceful life--and will do everything to prevent our world being turned into a nuclear furnace (applause).

We have tremendous plans of peaceful construction. Making their deeds commensurate with the scale of the tasks set by the 26th CPSU Congress, the working people of the city of Leningrad are struggling creatively and in shock fashion for the fulfillment of the 11th Five-Year Plan. Competition has been raised to a new level under the motto "From the Highest Quality of the Work of Each to the Highest Efficiency of the Labor of the Collective!"

Like many of my friends, I have adopted upgraded socialist pledges. I fulfilled the 6-month plan by 1 May and will complete the annual plan by 7 November. We are profoundly aware that the better the results of the work of each, the higher the well-being of the people, the mightier the beloved motherland and the stronger the guarantee of peace.

But in order to achieve the shining goals indicated by the 26th CPSU Congress it is necessary not only to work better and more selflessly at the machine tool and in the field, at the controls of an aircraft and at the drawing board; it is necessary to wage an unflagging, daily, selfless struggle for peace and to expose the intrigues of the warmongers and those who are pushing the world toward nuclear catastrophe.

"In defending peace," Leonid Il'ich Brezhnev said at our party's 26th congress, "we are working not only for the people living today and not only for our children and grandchildren; we are working for the happiness of dozens of future generations."

A new mass upsurge of the antiwar movement, unprecedented in recent years, has now begun in the FRG, Britain, Belgium, Holland, Greece, Denmark and other European countries and in the United States itself and Canada. Numerous antiwar meetings, demonstrations and marches are being held. Millions of people are putting their signatures to petitions and appeals in support of peace and disarmament and against the intention of deploying new American intermediate-range missiles in Europe and beginning production of the neutron weapon.

Such is the peoples' response to the unprecedented buildup of the preparations for war by the leaders of the United States and NATO, the new attempt to achieve military superiority and the policy of securing American imperialism's "vitally important interests," but which is ruinous for the legitimate interests of other countries.

We Soviet people are gratified by the fact that alienation and mistrust among people and among organizations and associations supporting peace and detente, even if they hold different views on other questions, are diminishing in the joint struggle for peace. And a tremendous part is being played here by the decisions of the 26th CPSU Congress, which graphically demonstrated once again the country of soviets' allegiance to the cause of peace and the readiness to do everything necessary to preserve and consolidate it. The Soviet Committee for the Defense of Peace expresses, like all Soviet people, profound gratitude to the CPSU, the Soviet Government and Leonid Il'ich Brezhnev for their tremendous efforts and energy in defense of people's primary right--to life and peaceful labor.

Soviet peace supporters warmly approve the USSR Supreme Soviet Appeal to the Parliaments and Peoples of the World. It expresses our country's political will to do everything in the name of peace--strong and permanent peace. This document calls for even more vigorous actions from the international community, primarily those who bear special responsibility for preventing a nuclear war and preserving life for the earth's present and future generations (applause).

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NATIONAL

DEBATES, DECISIONS ON HOUSING PROBLEM

Arkhipov Report

Moscow IZVESTIYA in Russian 24 Jun 81 p 3

[Report of Deputy I.V. Arkhipov, first deputy chairman of the USSR Council of Ministers: "The Development of the Housing Industry, an Improvement in the Use and Preservation of Housing and the Draft Fundamentals of Housing Legislation of the USSR and the Union Republics"]

[Text] Comrade deputies!

This session of the USSR Supreme Soviet is being held at a time when active work has been initiated throughout the country on implementation of the historic decisions of the 26th CPSU Congress, which was an outstanding event of our time.

The party Central Committee Report delivered at the congress by Comrade Leonid Il'ich Brezhnev, general secretary of the CPSU Central Committee, and the congress' decisions have been perceived by all Soviet people as documents of tremendous political, theoretical and organizational significance. They comprehensively examine vitally important problems of our society's development and point out the ways to solve them.

The 27th party congress determined the concrete directions of the efficient use of the possibilities of the society of developed socialism and its economic, scientific and intellectual potential. The congress showed convincingly that the Lenin Party is confidently bearing aloft the banner of communism and the banner of labor and peace and that the policy of strengthening our country's economic might, the unswerving growth of the well-being and culture of the Soviet people and the securing of peaceful conditions for their constructive labor remains immutable. The new constructive proposals on foreign policy issues put forward by the congress are a direct continuation of the Peace Program formulated by the party.

The decisions of the 26th CPSU Congress have been unanimously supported by all communists and all Soviet people, have created an atmosphere of creative upsurge in the country and have become a source of patriotic new initiatives. Our country's working people warmly approve the fruitful activity of the CPSU Central Committee and its Politburo headed by Comrade Leonid Il'ich Brezhnev—the outstanding politician and statesman of the present day, loyal continuer of the cause of Lenin and indefatigable fighter for peace and the ideals of communism.

The main efforts of the party and people are geared to the accomplishment of the topical tasks of economic building, the economy's transition to an intensive path of development, the solution of major social questions, the strengthening of the country's defense capability and the pursuit of a Leninist foreign policy. This is reflected in socialist competition for the complete implementation of the congress' decisions and the successful fulfillment and overfulfillment of the 11th Five-Year Plan quotas which has become widespread in the labor collectives.

Consistently accomplishing the tasks set by the 25th and 26th CPSU congresses, the Communist Party and the Soviet state are operating in accordance with the basic economic law of socialism and also the USSR Constitution, which has determined that the highest goal of social production is the fullest satisfaction of people's growing material and spiritual requirements.

Comrade Leonid Il'ich Brezhnev emphasized at the 26th congress:

"The immutable program requirement of all in the name of man, all for the good of man has served and continues to serve as the point of departure of a party, political approach to economics."

The working people's real income per capita has practically doubled here in the past three 5-year periods alone. The average wage of workers and employees has risen by a factor of 1.8 and the sale of commodities to the public through the state and cooperative trade network has increased by a factor of 2.5

The 26th congress determined the main directions of a further rise in Soviet people's well-being. These directions embrace an improvement in all aspects of the people's life—the housing requirement, culture and recreation and work and social conditions. Fulfillment of the social program outlined by the congress has already begun.

Recent CPSU Central Committee and USSR Council of Ministers decrees provide for concrete measures to increase state assistance to families with children and to further improve the population's social security.

Implementing the policy of an upsurge of the people's living standard in every possible way, the party and state constantly devote attention to an improvement in Soviet people's housing conditions. The construction of new housing in the cities and countryside, its fair allocation under public supervision, preservation of housing and also low rent are integral elements of our housing policy. In the USSR rent does not exceed, on average, 3 percent of worker and employee family income. At the same time in a number of capitalist countries the working people have to spend approximately one-fifth of their earnings on payment for accommodation.

This social contrast is striking proof of the fact that only the socialist society guarantees man the right to housing and that only under the conditions of socialism can the housing problem be solved successfully.

Immediately after the victory of the Great October Socialist Revolution, measures were adopted on the instructions of Vladimir Il'ich Lenin on an improvement in the working people's housing conditions. More than 200 million square meters of housing were built in the first 10 years of Soviet power.

Housing construction was developed considerably in the first 5-year plans. There was a notable change in the appearance of many cities: slums, which even today are an inevitable concomitant of the capitalist world, disappeared. New socialist cities grew up. The construction of individual homes in the countryside also assumed extensive proportions.

The Great Patriotic War interrupted the Soviet people's creative labor. Severe damage was inflicted on the country's economy, including housing: tens of thousands of villages and hamlets and more than 1,700 cities and suburban estates were destroyed. Approximately 25 million Soviet people were left without shelter.

Following the rout of the fascist aggressors, a great deal of work was initiated under the party leadership on the restoration of destroyed and the construction of new housing. Whereas 200 million square meters of total house area were built and restored in the Fourth (first postwar) Five-Year Plan, 530 million square meters of housing were commissioned in the 10th Five-Year Plan.

More than 50 million people held house-warming parties in the 10th Five-Year Plan alone. This has to be gratifying!

Much was done to improve the provision of the cities and other centers of population with amenities. Children's preschool establishments, schools, vocational-technical and other educational institutions, health service and cultural establishments and service enterprises were built.

Some 3.5 billion square meters of housing, of which approximately 2 billion square meters are in the state and public and house-building cooperative accommodation reserve, have been commissioned as a whole in the years of Soviet power.

Urban socialized housing is characterized by a high level of provision with amenities: 89 percent of living space has running water, 87 percent a sewage system, 86 central heating and 79 percent gas supply.

The value of the housing industry's fixed capital currently amounts to R339 billion or almost one-fifth of the value of the country's total fixed capital. This is great national wealth!

We now have an opportunity to successfully solve a serious social problem--providing every family with a separate apartment. Approximately 80 percent of urban residents already possess such apartments.

At the same time a great deal of work lies ahead to provide the working people with accommodation. It is well known that there are still many families which have inadequate living space or which live in apartments which lack amenities. Particular attention and concern also needs to be displayed toward an improvement in the housing conditions of large families and newlyweds.

The Main Directions of the USSR's Economic and Social Development in 1981-1985 and the Period Through 1990 provide for 530-540 million square meters of housing to be built in the 11th Five-Year Plan, which will be a considerable contribution to realization of the social program.

The task is to completely fulfill the scheduled plans for the construction of well-appointed houses corresponding to modern requirements.

It is essential to comprehensively develop residential areas, commissioning cultural-everyday, trade and other facilities simultaneously with the handover of the houses.

At the 26th party congress Comrade Leonid Il'ich Brezhnev posed sharply the fulfillment with the completion of the construction of new industrial facilities of the program of the construction of housing, kindergarten, libraries and dispensaries for those who would work there envisaged by the plan.

The measures provided for in the recent CPSU Central Committee, USSR Supreme Soviet Presidium and USSR Council of Ministers decree "A Further Increase in the Role of the Soviets of People's Deputies in Economic Building" are intended to contribute to this. It has been determined that the itemized lists of the construction projects, irrespective of their departmental jurisdiction, are subject to the clients' coordination with the local soviet ispolkoms at the place where the construction project is located in respect of the construction of houses and municipal service and cultural-everyday facilities.

The architects and planners must strive for great artistic expressiveness and diversity in city planning. In developing cities and other centers of population modern architectural solutions should be combined with the surrounding historical development and provide for the preservation of buildings and installations of cultural and artistic value.

Particular significance is attached to the development of housing and cultural-everyday construction in rural localities. Together with other measures, it is called on to contribute to the retention of personnel on the kolkhozes and sovkhoses and, ultimately, to the further upsurge of agricultural production and the removal of the differences in the level of social conditions in the city and in the country.

Whereas the state and the kolkhozes allocated R25 billion for this purpose in the 10th Five-Year Plan, such expenditure will increase 39 percent in the 11th Five-Year Plan. The task that has been set is to provide for an extension of the construction in rural localities of well-appointed farmstead-type houses with out-buildings. Individual home builders will continue to be rendered considerable assistance by way of credit on favorable terms.

The state also renders the house-building cooperatives assistance in the construction of houses.

More than R87 billion of capital investment from all sources of financing were channeled into housing construction in the 10th Five-Year Plan. As throughout the economy, paramount significance is attached here to the most efficient use of the allocated resources. One of the ways of accomplishing this task is a reduction in the cost of the construction of houses. This is no simple matter since the increased level of provision of housing with amenities and the increased volume of housing construction in remote areas and in the countryside cause a certain increase in the costs thereof.

At the same time experience accumulated locally shows that where industrial methods of construction are introduced consistently, progressive structures, materials and products are employed, rational use is made of the capacities of large-panel housing-construction enterprises and the brigade contract is widespread, there is a reduction in the cost of the construction of houses and in its duration. The concentration in the cities of resources for housing construction with a single client and the performance of construction and installation by a single prime contractor lead to these same results. The single client should, as a rule, be the local soviet ispolkom.

A reduction in the cost of the construction of homes represents important potential for a further expansion of the volume of housing construction and the fuller satisfaction of the population's need therefor.

I would like to dwell on such an important question as an improvement in the quality of housing construction. The planners and construction workers have achieved certain successes in this sphere. In the last 5-year period there was an expansion of the construction of houses in accordance with new model plans providing for the improved layout and finishing of the apartments and their increased comfort. A considerable proportion of the houses in Moscow, Leningrad, Minsk, Tashkent and other cities is being erected in accordance with such plans. The level of the new model plans in housing construction for enterprises and organizations under the jurisdiction of the councils of ministers of the Belorussian, Azerbaijan, Moldavian and Estonian union republics constituted more than 80 percent.

But there are still many appreciable shortcomings in housing construction. The time taken to build homes is frequently dragged out and long work interruptions are allowed to occur, in connection with which parts of buildings which have already been put up fall into a state of disrepair. The practice of commissioning buildings with jobs left unfinished has not been eradicated, which entails additional expenditure of labor and material resources. Roughly 40 percent of houses is still commissioned at the end of the year, in winter, which leads to a deterioration in the quality of the housing. All this ultimately makes the life of the new occupants more complicated.

The central authorities receive letters in which citizens justifiably observe that the tremendous joy of obtaining an apartment in a new house is frequently clouded by the low quality of the work, particularly the finishing, and delays in the commissioning of elevators and the connection of the water and heating systems.

All the necessary measures should be adopted for the eradication of these shortcomings.

It is fitting to recall Comrade Leonid Il'ich Brezhnev's instruction that it is necessary to build soundly, to a high quality and handsomely and that in a new apartment everything must afford people happiness.

It is necessary to increase the personal responsibility of the persons who have been entrusted with moving in new tenants. The recently promulgated USSR Government decree "Acceptance of Construction's Completed Projects" determines that housing-civil projects should be accepted only after all the construction and installation has been performed and the territory provided with amenities and also after work left undone has been cleared up. It is envisaged that strict proceedings will be instituted against the chairmen and members of the acceptance commissions who permit the acceptance of projects in violation of the established requirements and also persons who compel this.

In accordance with Lenin's instruction to the effect that the working people can and must themselves undertake the correct, most strictly regulated, organized allocation of apartments, a democratic procedure has evolved in our country of the allocation of living space with the active participation and under the supervision of the public. An important part is played in the solution of these questions by the soviets and the labor collectives. Comrade Leonid Il'ich Brezhnev said at the 26th party congress that "...particular attentiveness and objectivity are needed in the allocation of housing...."

It is right for the most authoritative and respected people to be selected in this area of work and for the questions of allocation and settlement of living space to be under unremitting supervision.

Comrade deputies!

A huge amount of housing has been created in our country, and its further development makes of paramount importance the task of ensuring its proper preservation and an improvement in its use. This task is now, perhaps, of no less significance than new construction.

We are doing much to ensure the preservation of housing. Considerable resources are allocated for this purpose. Last year more than R4 billion from state resources alone were channeled into the upkeep and current repair of housing. The organization of the technical servicing of buildings has improved in a number of cities. More attention is being paid to modernization of the engineering installations and the mechanization of maintenance work.

However, maintenance and major renovation of the houses is performed behind schedule and on a low quality level, and the duration of such work is dragged out, which leads to the premature depreciation of the buildings. In a number of cases the engineering equipment of the houses operates fitfully. All this creates considerable inconveniences for the citizens and causes their justified complaints.

There is one other difficult question in the housing industry. Basic maintenance and cleaning operations are still performed by hand, as a rule, which requires a considerable number of workers. A shortage of maintenance personnel has been discerned even now. And if the appropriate steps are not taken the need therefor will grow. In this connection the need arises for the extensive enlistment of mechanization and new progressive forms of labor organization in the housing industry.

There are also considerable shortcomings in the use of available housing. Instances are still encountered of completed and commissioned houses not being occupied for a long time.

Unfortunately, in a number of places individual apartments are allocated for stores, workshops and offices.

We still encounter instances of the transfer of living quarters and houses fully corresponding to modern engineering and sanitary requirements into nonresidential premises with their reequipment for administrative or other needs.

Construction in centers of population frequently involves the unjustified demolition of houses.

All this leads in practice to a loss of living space. The local soviets are confronted with the task of ensuring a stricter and more scrupulous approach to the solution of these questions.

An improvement in the use, upkeep and preservation of housing requires an increase in the responsibility of the local soviet ispolkoms and ministries, departments, enterprises and organizations for the state of the housing industry.

Important questions of the development of the housing industry were resolved by the USSR Council of Ministers' decrees of recent years "Measures for a Further Improvement in the Operation and Maintenance of Housing" and "Measures To Reduce Heat Loss in Residential-Civil and Production Buildings and Heating Systems". A set of measures is being implemented in fulfillment of these decrees to expand the housing industry's industrial-engineering base and refine the system of its planning and management. Long-term plans for the major repair of houses and quotas for the development of the dispatching service, automation of the control of the operation of buildings' engineering equipment and also for saving thermal energy have been drawn up and are being implemented.

Ensuring preservation of housing requires that the housing and maintenance organizations everywhere possess the material-technical base to perform preventive work and maintenance in the necessary volume.

It is well known that the soviets have a special role in the development of the housing industry. The union and autonomous republic supreme soviets and the local soviets are studying these questions increasingly often.

Many useful proposals were submitted at the recent union republic supreme soviet sessions for the fuller use of the rights accorded the local soviets in the sphere of management of the housing industry and an improvement in the use and preservation of housing.

Considerable positive experience has been accumulated locally in the organization of the housing industry. The practice of the operation and maintenance of houses in Moscow and Novosibirsk, for example, merits attention. In Moscow measures to improve the upkeep and maintenance of housing are implemented on a planned basis, a system of the planned-precautionary preventive maintenance of houses is being introduced and amalgamated dispatching systems in the residential districts and in the rayons monitoring the technical state of the buildings and the engineering systems and equipment are being created. Good housing maintenance has been achieved in Novosibirsk thanks to the carefully considered organization of labor and, what is of considerable importance, a reduction in the time taken (against the norm) to satisfy the population's applications for current repairs. Good words need to be said about the party and soviet authorities of these cities, which are paying constant attention to questions of the preservation of housing.

There is much that is useful in the practice of the upkeep of houses in Leningrad, Kiev and Orel, in cities of the Bashkirskaya Autonomous Republic and in a number of other cities.

The transfer of departmental housing to the local soviets is designed to contribute to the more efficient use of housing and its preservation.

This transfer will provide a greater saving of resources thanks to an improvement in the operation of the state accommodation reserve and its management. Amalgamation of the reserve in single hands will make it possible to strengthen the existing housing and maintenance-construction organizations and concentrate allocated resources. Good results have been achieved, for example, in Armenia, where more than 80 percent of urban housing is on the balance sheet of the local organs of power. Over half of the housing belongs to the local soviets in cities of the Belorussian SSR. Specific times for the transfer of departmental houses to the local soviets have been set in the Ukrainian, Lithuanian and a number of other union republic.

It should be mentioned that not all ministries have yet adopted measures for the gradual transfer of the housing belonging to them to the local soviets. Enterprises of the ministries of gas, oil and chemical industry and certain other ministries are performing insufficient work on preparing the houses for this transfer. It is essential to ensure fulfillment of the decisions adopted on these questions.

However, the concentration of the state accommodation reserve in the hands of the local soviets will not in itself solve all the problems of ensuring its preservation and better use. It is essential to refine the local soviets' system of management of the housing industry, consolidate its individual components, have the appropriate organizations specialize in major repairs and maintenance and improve the work of the housing services as a whole.

Under current conditions importance is attached to providing the necessary material-technical resources for the operation and maintenance of the houses. The USSR Gosplan, USSR Gosstrib, union republic councils of ministers and ministries and departments must adopt measures to satisfy these requirements in accordance with the established norms. In conjunction with the USSR Ministry of Trade and the Tsentrsoyuz the above authorities must positively solve questions of an increase in the sale through the retail trade network of sanitary engineering equipment and spares for it and construction and, particularly, finishing material for the maintenance of apartments and houses.

For the purpose of the automation and a further increase in the dependability of the operation of the houses' engineering equipment it is essential that the Ministry of Instrument Making, Automation Equipment and Control Systems and Ministry of Communications Equipment Industry accelerate the creation of new and appreciably increase the manufacture of assimilated instruments and the corresponding technical equipment.

The Ministry of Construction, Road and Municipal Machine Building also must considerably extend the product list and increase the production of machinery and mechanisms for housing needs.

The country's housing is a most valuable property of our entire people. In proclaiming citizens' right to housing the USSR Constitution emphasized particularly that citizens must adopt a solicitous attitude toward the housing they have been assigned. The preservation of housing ultimately depends to a great extent on each individual. The task is to ensure by daily educational work in the labor collectives and educational institutions and at the place of residence an increase in citizens' responsibility for the socialist property that has been assigned for their use.

Our public is also called on to play a big part here. Effective forms of its participation in the management of the housing industry have evolved. It is a question of housing committees and other diverse forms of the population's independent activity. In particular, in the city of Moscow and the Belorussian and Lithuanian union republics many housing committees participate actively in the development of plans for the maintenance of houses and hold competitive reviews for the best-kept houses and apartments. The movement for conferment of the title "Home of Exemplary Upkeep and a High Standard of Living Conditions" has become widespread in a number of republics. It is necessary that the public's good initiatives be supported in the local soviets and other state bodies.

Comrade deputies!

The development of the housing industry and the large scale of the construction of housing are subordinated to a single goal: securing in practice the citizens'

right to housing enshrined in the USSR Constitution. Comrade Leonid Il'ich Brezhnev remarked in his closing address at the extraordinary Seventh Session of the USSR Supreme Soviet of the Ninth Convocation: "The proposals on the adoption of union fundamentals of housing legislation and republic housing codes, in particular, merit attention...."

The draft Fundamentals of USSR and Union Republic Housing Legislation has been submitted today for your examination. It was prepared by proceeding from the propositions of the USSR Constitution and the decisions of the 25th and 26th party congresses and CPSU Central Committee plenums and also with regard for the proposals of the union republic supreme soviet presidiums and councils of ministers, USSR ministries and departments, local soviets and the broad public.

It must be said that we have not hitherto had a single legislative measure settling in a complex basic questions of securing the citizens' housing rights and also of the use and preservation of housing. There is a large number of legislative instruments on these questions, mainly of republic legislation, which were adopted at various times, many of which are to a considerable extent outdated.

The draft Fundamentals submitted for your examination preserve the most important rules of current housing legislation which have justified themselves in practice. They formulate the tasks of the legislation and determine the composition of the country's housing and its management procedure. The competence of the USSR and the union republics in the sphere of regulation of housing relations has been demarcated. Determination of the general principles of the organization and activity of the organs of state management of the housing industry and a uniform procedure of the state registration of housing, the amount of the rent and also the basic rules of registering citizens needing an improvement in housing conditions are under the jurisdiction of the USSR.

The draft Fundamentals contain a number of new provisions which ensue from the USSR Constitution. Citizens' right to the permanent use of living quarters in homes of the state and public accommodation reserve is enshrined in legislation. It is envisaged that citizens needing an improvement in housing conditions will be assigned living quarters, as a rule, in the form of a separate apartment per family.

In accordance with the draft Fundamentals, the living space norm is determined by union republic legislation. However, this norm may not be less than 9 square meters per person.

The draft Fundamentals list the categories of citizens who have been granted the right to the preferential acquisition of housing. These include Great Patriotic War invalids, the families of deceased soldiers or those who are missing, large families, hero-mothers, single mothers and certain other citizens. With regard for the instructions of the 26th party congress concerning the encouragement of conscientious workers in every possible way, the draft Fundamentals point out that the right of the preferential acquisition of living space is enjoyed by workers and employees who have worked conscientiously in production for a long period of time.

As a whole, the draft Fundamentals are geared to providing the highest level of guarantees of the citizens' housing rights. It is established that no one may be

evicted from the living quarters he occupies other than in the procedure and on the grounds stipulated by the law. In cases where such an eviction is permitted, the citizen must be assigned other living quarters. Persons who have occupied housing arbitrarily, who systematically destroy or damage it or who violate the rules of socialist community life constitute an exception.

In the process of preparation of the draft Fundamentals proposals were examined on preservation of the current procedure whereby workers and employees who have ceased labor relations with enterprises and organizations of the most important sectors of the economy may be evicted from the houses belonging to these enterprises and organizations without their being assigned living space. These proposals were turned down insofar as they do not correspond to the USSR Constitution. The draft Fundamentals record, in part, that workers and employees of enterprises and organizations of the said sectors may be evicted from houses belonging to these enterprises and organizations in the event of their leaving on their own volition (without valid reason), but with their being assigned other living quarters. The list of these enterprises and organizations will be determined by the USSR Council of Ministers and the union republic councils of ministers.

As distinct from the current procedure, there is no provision for the possibility of confiscating excess living space from the citizens. Such citizens are accorded the right of demanding from the appropriate authority the allocation of smaller living quarters in exchange for those currently occupied. Excess living space will be paid for in a higher amount.

The draft Fundamentals settle anew the question of material compensation to persons in the event of the demolition of houses belonging to them in connection with the allocation of parcels of land for state and public needs. Together with the owner of the house being assigned an apartment he is also paid the value of the demolished houses or afforded the possibility of using at his discretion the material obtained from its disassembly. This procedure corresponds to the provision of the USSR Constitution concerning the fact that Soviet citizens' personal property is protected by the state.

The draft Fundamentals point out that the citizens are obliged to adopt a solicitous attitude toward the house in which they reside, observe the rules of the use of the living quarters and the rules of socialist community life and use water, gas and electric and thermal energy economically. Houses and living quarters may not be used for the purpose of personal gain or for other mercenary purposes or to the detriment of the interests of society. It is established that union republic legislation may provide for the confiscation of living space if the tenants systematically sublease it for the purpose of deriving unearned income.

Officials and citizens are held liable for the improper use of housing and other violations of housing legislation. It is a question, for example, of liability for the unauthorized reequipment and alteration of the apartments and their improprietary upkeep and liability for damage to the living quarters and their equipment and amenities.

The local soviets and other state authorities must display greater initiative and persistence in ensuring the preservation of housing and hold those who forget about their civic duty—to preserve and protect socialist property—strictly accountable.

Comrade deputies!

As you know, the draft Fundamentals of Housing Legislation were made public in May of last year in the central and republic press for public discussion. Many citizens and also labor collectives, public organizations and state bodies participated actively in this discussion. More than 20,000 proposals and observations were received pertaining to the draft. This is convincing testimony to Soviet people's tremendous activeness and their profound interest in deciding affairs of state and realization of the plans of economic and social development outlined by the Communist Party.

In their letters the citizens express cordial gratitude to the party and the state for the constant concern for the people's well-being and the practical embodiment of the citizens' constitutional right to housing.

Permit me from this high tribune to express sincere gratitude to all the comrades who participated actively in the discussion of the bill.

A number of proposals was adopted and taken into consideration in the course of preparation of the draft Fundamentals. It was not deemed possible to include many proposals which concern a further improvement in the use and preservation of housing and which are essentially correct in the draft Fundamentals in connection with the fact that this would have led to excessively detailed elaboration of the union legislative measure. They will be used in the preparation of the union republic housing codes and also in the corresponding regulations and instructions pertaining to housing matters.

The proposals aimed at a further improvement in the organization of housing, the allocation of living space and the removal of the shortcomings in this matter will be implemented in the practical activity of the local soviets and their ispolkoms and other state bodies.

Comrade deputies!

Adoption of the Fundamentals of USSR and Union Republic Housing Legislation will create a sound legal foundation for the further development of the housing industry and the preservation of housing and fair allocation and the increased responsibility of soviet and management authorities for the solution of housing questions and also for the more extensive enlistment of the labor collectives and the public in management of the housing industry.

Following passage of the new legislation, it will be essential to concentrate the attention of all state and public authorities on its consistent implementation and unswerving observance.

The draft USSR Supreme Soviet decree submitted for your examination "Development of the Housing Industry and an Improvement in the Use and Preservation of Housing" determines the tasks and directions of the activity of the union republic councils of ministers, ministries and departments and local soviets in this sphere.

When drawing up plans for the 11th Five-Year Plan the said authorities must pay particular attention to the comprehensive development of the housing industry and its provision with the necessary material and financial resources for the purpose of a further rise in the level of housing-municipal services afforded the population.

Consistent implementation of the new legislative measures adopted by the USSR Supreme Soviet by the labor collectives and the citizens will represent an important contribution to the policy of an unswerving rise in the Soviet people's well-being outlined by the 26th CPSU Congress (applause).

Housing Commission Supporting Report

Moscow IZVESTIYA in Russian 24 Jun 81 p 4

[Deputy V.P. Konoplev, chairman of the Soviet of the Union Commission for Housing-Municipal and Consumer Services, delivers supporting report of the legislative proposals commissions and housing-municipal and consumer service commissions of the Soviet of the Union and the Soviet of Nationalities on the development of the housing industry and an improvement in the use and preservation of housing and on the draft Fundamentals of USSR and Union Republic Housing Legislation]

[Excerpt] Last year alone R18 billion were allocated from all sources of financing for housing construction. This was almost twice the 1965 amount and eight times more than in 1950. Over 70 percent of all houses are currently being built thanks to state capital investments.

Qualitative changes have occurred in the planning and construction of houses, which are becoming increasingly comfortable. There is an increase in the area and an improvement in the layout and finishing of the apartments. Approximately one-half of all houses is now built in accordance with new, improved model plans.

At the same time there are still many shortcomings and unsolved problems in the sphere of housing construction. Mention should primarily be made of the fact that the capital investments allocated by the state for housing construction are not being fully assimilated by many union republics and USSR ministries and departments. A considerable underfulfillment of the plan has been permitted by enterprises and organizations of the Ministry of Gas Industry, Ministry of Power Machine Building, Ministry of Heavy and Transport Machine Building, Ministry of Machine Tool and Tool-Building Industry, Ministry of Light Industry and certain other ministries.

Housing construction is not always tied in to a sufficient extent with the development of the production forces and the need for the priority construction of houses in newly developed areas and in rural localities.

It should be mentioned that the rhythm of the commissioning of houses is broken as a consequence of nonobservance of construction times. Approximately one-half of houses is commissioned in the fourth quarter, that is, at a time of the year which is unfavorable for construction. The houses which are commissioned frequently have defects, which leads to big economic losses and gives rise to the working people's justified censure.

There are instances of the noncomprehensive development of residential microregions and the lagging of the construction of housing and cultural-everyday and municipal facilities behind industrial construction.

In the solution of these problems and the amalgamation of the resources of different departments allocated for the construction of houses, cultural establishments and service enterprises the time should be called by the soviets and their executive and practical bodies.

"Housing construction," Comrade L.I. Brezhnev said at the CPSU Central Committee October (1980) Plenum, "must be at the center of the soviets' attention...." For this reason the soviets, permanent commissions, deputies and the public aktiv must implement the plans for housing, social-everyday and cultural construction even more persistently, strive for the unconditional realization of these plans and disclose the possibilities for an increase in the pace and an enhancement of the quality of construction.

A task of exceptional importance ensuing from the instructions of the 26th CPSU Congress and the requirements of the bill in question is the preservation of housing. Its accomplishment will depend primarily on the timely and high-quality maintenance of housing and the proper use of houses. It is known that owing to poor care many buildings "age" prematurely and their engineering equipment breaks down, and this causes losses for the state and creates inconvenience for the population.

The set of basic measures for solution of the above task was determined by the USSR Council of Ministers decree of 4 September 1978 "Measures for a Further Improvement in the Operation and Maintenance of Housing". At the same time it must be noted that these measures are being implemented only slowly. There are still shortcomings in the planning and organization of the maintenance of available housing. Plan quotas for major repairs to housing, particularly departmental housing, are not being fulfilled.

A number of ministries and departments is permitting a violation of state discipline in conveying the plans of house maintenance to subdepartmental enterprises and organizations.

The resources intended for major repairs to housing are frequently scattered around numerous projects and their use in a manner not intended is tolerated.

The houses are not made properly ready for maintenance in many instances. Insufficient use is made of industrial building structures and components and progressive methods of the organization of labor here.

It is known that the efficiency and quality of major repairs and a reduction in their duration largely depend on the correct organization of maintenance and the creation of specialized maintenance-construction organizations with a developed industrial-engineering base. But such organizations do not exist everywhere.

Insufficient attention is being paid to an increase in the level of planning and scientific research in the sphere of the maintenance of housing. More than 130 research and planning organizations of varying jurisdiction are currently engaged in scientific research and planning in the sphere of the maintenance and modernization of housing.

The USSR Gosstroy's Gosgrazhdanstroy and the Municipal Service Academy imeni K.D. Pamfilov are coordinating insufficiently the above organizations' activity in this

Concrete measures were adopted to consolidate the housing and maintenance-construction organizations, develop their industrial-engineering base and introduce progressive experience and modern equipment. The permanent groups, deputy groups and posts and the broad public are participating actively in an improvement in the management of the housing industry. Socialist competition for the title "Home of Exemplary Upkeep and a High Standard" has developed everywhere, and competitive reviews are being held for the best upkeep and improvement of the houses, streets and population centers.

At the same time the insufficient allocation of construction materials remains a serious problem in the operation and maintenance of housing. It can hardly be considered normal that the resources for many of them are annually allocated in the minimum amount. For this reason it is absolutely correct that the bill provides for the allocation of material-technical resources necessary for the operation and maintenance of housing in accordance with the norms of their expenditure.

I would also like to say the following. Article 48 of the proposed draft points out that housing must be operated and maintained with the obligatory observance of uniform rules and norms of operation and maintenance.

In order to ensure the practical application of this important provision the USSR Gosgrazhdanstroy must accelerate the creation of a uniform all-union normative base in the sphere of the planning, designing and performance of major repairs. Comrade deputies! Like all Soviet people, Alma-Ata citizens see the draft Fundamentals of USSR and Union Republic Housing Legislation as a striking new manifestation of the concern of the Communist Party and the Soviet Government for a rise in the Soviet people's material and cultural level. Therefore I warmly approve the submitted bill and propose its confirmation.

Karryyev Speech

Ashkhabad TURKMENSKAYA ISKRA in Russian 25 Jun 81 pp 1-2

[Speech by Deputy Ch. S. Karryyev of the Turkmen SSR's Charshanginskiy Electoral Okrug; speaker is Turkmen SSR Council of Ministers chairman]

[Excerpt] The work being performed in the republic on a further improvement in the operation and maintenance of housing is already producing certain positive results. The 10th Five-Year Plan for major repairs of houses was fulfilled 102 percent, and R8 million worth more maintenance was carried out than in the Ninth Five-Year Plan.

Much was done for the municipal development of the cities, settlements, and villages. While noting what has been achieved, we at the same time see that we have many serious shortcomings in questions of the development of the housing industry and an improvement in its use and preservation. Capital investments in housing construction are frequently not assimilated in full, and the house-building base is being developed only slowly. Industrial methods of putting up houses has yet to be properly developed in rural localities. We are making insufficiently efficient use of the resources allocated for the operation and maintenance of housing. The quality of the major repairs to and maintenance of the houses remains low in many instances. The latest methods of surveying and developing rational methods of extending housing's working life are being introduced inadequately.

sphere. The achievements of science and technology are being introduced in housing too slowly, and proportional manual labor expenditure in the sector remains high.

Accomplishment of the tasks connected with an improvement in the operation and the preservation of houses demands the more active refinement of the management of housing. Practice poses increasingly insistently and acutely the question of the transfer of departmental houses to single hands--the local soviets. It would seem that it is clear to all today that approximately three-fifths of housing being run by different enterprises and organizations is complicating its upkeep and making it more expensive. Furthermore, available data also testify to a considerable lag in the provision of departmental housing with amenities and in its upkeep. This applies particularly to the houses of enterprises of union-republic ministries and departments.

The local soviets must increase supervision of the condition and correct operation of departmental housing.

Not only the services of the appropriate state authorities should display concern for the preservation of housing. An important role here is assigned the population and the public. The movement for a high standard of social life and the excellent upkeep of apartments and houses under the motto "It Is up to Us To Care for Our Homes" is becoming increasingly widespread in the country. The mass housing-improvement reviews have become a good tradition. Residents of cities and villages assume the public upkeep of the houses, participate in their maintenance and make them ready for the winter. This public initiative merits broad support.

Aukhadiyev Speech

Alma-Ata KAZAKHSTANSKAYA PRAVDA in Russian 25 Jun 81 p 2

[Speech by Deputy K.M. Aukhadiyev of the Kazakh SSR's Kaskelenskiy Electoral Okrug; speaker is Alma-Atinskiy Obkom first secretary]

[Excerpt] In a word, much has been done. At the same time it has to be said today that in addition to the achievements in housing construction we have shortcomings and gaps. Splendid housing projects with an original facade and convenient apartment layout are pleasing to the new occupants. Unfortunately, this cannot be said about the quality of the finishing of certain projects. A share of the blame here lies primarily with the local authorities and construction workers. At the same time pale paints and poor-quality wallpaper, linoleum and other finishing materials in no way contribute to an improvement in quality, which is causing the citizens' justified complaints.

For the purpose of accelerating the pace and quality of housing construction it is very important, we believe, that the USSR Gosplan and the appropriate union ministries implement measures for the accelerated increase in the production of small-scale mechanization and finishing, sanitary engineering, facing and other materials.

Comrades! The increase in housing and its provision with complex engineering equipment and the increased degree of thoroughness required a reexamination of existing methods of the upkeep and operation and planning and management of housing and the coordination of the efforts in this area of all organizations concerned.

We intend to unconditionally remove these and other shortcomings.

Kirakosyan Speech

Moscow IZVESTIYA in Russian 26 Jun 81 p 3

[Speech by Deputy A.M. Kirakosyan of the Armenian SSR's Martyninskiy Electoral Okrug; speaker is Armenian SSR Council of Ministers first deputy chairman]

[Excerpt] Houses with a total useful area of over 12 million square meters were built and commissioned in the Armenian SSR in the last 10 years. The plans of the Armenian SSR's economic and social development provide in the current 5-year plan for the commissioning of a further 6.5 million square meters of housing. Despite such a scale of construction, housing provision remains one of our republic's acute problems.

Comrade deputies! As the report mentioned, more than 80 percent of urban housing is now run by our republic's local soviets. Housing construction is also concentrated in the hands of a single client. This solution of the question is making it possible to amalgamate the resources allocated for housing construction by the ministries and departments. At the same time an opportunity arises for planning and building whole districts, which is considerably more beneficial in both an economic and city planning respect. In this case departmental separation is eliminated, the structure of management of the urban economy is improved and increased supervision of the upkeep of housing and an improvement in the population's provision with municipal services are ensured.

A principal question in housing construction is ensuring its high quality. Yet the penalties provided for by legislation are not always applied in respect of construction organizations which tolerate low-quality work. It is essential to unswervingly observe the laws governing this activity.

One further matter—the procedure of the management of housing. We believe that far from sufficient attention is being paid to monitoring the maintenance of housing. For this reason the progress of the maintenance of housing must be a subject of the soviets' constant attention and be monitored at the level and on a par with housing construction.

Moldobayev Speech

Frunze SOVETSKAYA KIRGIZIYA in Russian 25 Jun 81 p 2

[Speech by Deputy K.M. Moldobayev of the Kirghiz SSR's Frunzensko-Sverdlovskiy Electoral Okrug; speaker is Frunzenskiy Gorkom first secretary]

[Excerpt] If we are to speak of the nature and content of the working people's proposals and observations on the draft, it should be said that they are imbued primarily with concern for a genuinely proprietorial, solicious attitude toward housing—a most important component of our national wealth. I would like here to submit a proposal concerning article 45. It provides, as you know, in the event of the demolition of houses which are part of the personal property of the citizens

for their being assigned apartments in accordance with the established norms. Furthermore, at their choice they are either reimbursed the value of the houses to be demolished or granted the right to use the materials from the disassembly of these houses at their discretion. This wording undoubtedly takes most fully into consideration the interests of the owners of individual houses. However, it seems to us that the conditions for such a solution have yet to mature everywhere. Permit me to draw your attention in the connection to the situation which has come about in our city, Frunze. It is situated in this fertile Chuyskaya Valley, where each hectare of land is strictly accounted for, and for this reason, even given the acute need which we experience for vacant territory for development, the possibility of obtaining it is extremely limited. At the same time a large part of the city is taken up with individual nonearthquake-resistant single-story homes lacking engineering apparatus. And it is not fortuitous that many of their owners are insistently requesting demolition of the homes belonging to them without any compensation, but with their being assigned municipal apartments. As calculations show, under our conditions 10-15 percent of the capital investments allocated for housing construction will be channeled into reimbursing the value of demolished homes. This will have a considerable effect on the rate of development of the former, which is not in the interests of the owners of the houses themselves also. Proceeding from this, we deemed it expedient for the final wording of the law to mention application of this provision with regard for the actual conditions of different regions.

Comrade deputies! We understand perfectly well the entire measure of our responsibility for the complete and unswerving implementation of the party's social program formulated by the 26th congress and the provisions and requirements of the constitution and the present law pertaining to catering for the citizens' right to housing and its efficient use and protection. To be candid, our work in this area still leaves much to be desired. It is sufficient to say that owing to lack of organization and lax management, considerable resources intended for housing construction remain unutilized annually here. There are many complaints from the population about the quality of the operation and maintenance of housing. We are adopting and will adopt all measures to remove these shortcomings and make the maximum use of available potential.

But there are questions for which the assistance of the central authorities is necessary. It is primarily a question of the development of the so-called rear services of capital construction both in the city of Frunze and in the republic as a whole. Unfortunately, they lag considerably behind present-day requirements and are having a serious effect on the rate and quality of construction. At the same time from 5-year plan to 5-year plan the USSR Ministry of Construction reduces the allocation of resources for this purpose. They have been cut by one-fourth for this 5-year plan also. The need for the urgent modernization and retooling of many construction materials industry enterprises and the development of the base of the construction organizations forces us to insistently request of Comrade Karavayev, minister of construction of the USSR, a considerable rectification of the situation.

The construction of a second powerful gas- or nuclear fuel-powered heating source is an urgent and important question for the city of Frunze. The point being that more than 150 small-scale boiler houses currently operate here. Together with a large number of individual homes they are not switched in to the central heating system and are seriously impairing the air above the city. Furthermore, the

question of heat supply to the areas where new construction is planned has not been settled. We greatly request that the USSR Gosplan and Ministry of Power and Electrification examine and settle this question.

Further. A considerable proportion of the inhabited valley land of the republic, including one-fifth of the territory of its capital, is in a zone of seismic activity of more than 9. The situation is the same in the other Central Asian republics and Kazakhstan. We have built and will continue to build housing and sociocultural and production facilities on this land, which has been inhabited since time immemorial. As you know, considerably more metal than provided for in the norms is expended in the erection of projects here, but nowhere is this taken into account. We would request that the USSR Gosstroy examine this question and adopt the appropriate normative documents pertaining to construction in zones of plus-9 seismicity. At the same time I would like the USSR Gosstroy and its research establishments to increase the attention paid to the development of scientific-technical problems of construction in areas of seismic activeness.

Pallayev Speech

Dushanbe KOMMUNIST TADZHIKISTANA in Russian 25 Jun 81 p 2

[Speech by Deputy G. Pallayev of the Tajik SSR's Yavanskiy Electoral Okrug; speaker is Kurgan-Tyubinskiy Obkom first secretary]

[Excerpt] It must be said that there are appreciable shortcomings in the solution of housing questions. They were dealt with absolutely correctly in the report. We are still not fully satisfying people's housing needs and not always assimilating the resources allocated for housing-municipal services. Work quality remains low in places. Persistent work is now being performed locally to remove the shortcomings.

These problems are acute here also, in Kurgan-Tyubinskaya Oblast. Ours is a young oblast; it was formed in 1977. Its economy is developing rapidly. Large areas of virgin land are being developed. New rayons, enterprises and farms are being created. The demand for housing, of which there is a shortage in the oblast, is, naturally, growing.

Housing construction is being held back by the very weak construction materials industry base, which is developing extremely slowly. The house-building combine in Kalininabad is creating an outmoded series of homes, the plan for which was elaborated back in 1958. And, of course, enterprises need to be modernized.

It should be mentioned that inadequate material resources are being allocated the republic for the maintenance of houses and engineering-technical communications. They fail to cater for housing's needs. Nor are the applications for building materials and internal sanitary-engineering equipment being fully satisfied.

Less has been allocated in the current year than determined by the norms approved by the USSR Gosplan and Gosstroy.

The question of the comprehensive nature of the development of the rayons and centers of population does not always depend on the republic organizations. Certain difficulties have arisen in this respect here at a most important construction

project--the Yavan Electrochemical Plant. A collective many thousands strong should be working here in the current year even, considering the large-scale works which have been commissioned, but the necessary cultural-social conditions have not been created for the workers. We assume that the USSR Ministry of Chemical Industry will take steps to solve these questions.

I would like to emphasize that the republic has singularities which need to be taken into consideration in the further development of housing. They are connected primarily with the limited nature of land resources, the rapid growth of the population and the development of the production forces, particularly with the creation of the South Tajik territorial-production complex. It is essential to modernize and retool the house-building combines in order that they might satisfy more fully the republic's housing need in accordance with new improved plans.

We have the possibility of expanding housing construction in rural localities thanks to kolkhoz and sovkhoz resources. But this is again being held back by the lack of a construction materials industry base in the countryside and also the maximum amounts allocated the kolkhozes for housing construction.

We request that the USSR Ministry of Construction and the Ministry of Rural Construction adopt a positive attitude toward the solution of these question.

Titarenko Speech

Kiev: PRAVDA UKRAINY in Russian 25 Jun 81 p 2

[Speech by Deputy A.A. Titarenko of the Zaporozhskiy-Zhovtnevyy Electoral Okrug; speaker is Ukrainian Communist Party Central Committee secretary]

[Excerpt] Housing will be built on a broad scale in the republic in the current 5-year plan. A particular place will be occupied here by the areas where enterprises of heavy industry sectors--coal, chemical, ferrous metallurgical and machine-building--are concentrated. The Donetsk basin is one such area. The party and government are channeling considerable resources into satisfaction of the Donbass miners' housing needs. However, they are not always being assimilated in full, a situation with which, of course, we cannot be reconciled. Measures are being adopted locally. But it is also necessary for the USSR Ministry of Heavy and Transport Machine Building and the USSR Gosplan take account of the importance of an increase here in the capacity of the house-building combines and their modernization.

The CPSU Central Committee and Leonid Il'ich Brezhnev have repeatedly drawn attention to the need for a decisive end to the practice of the installation of production capacity without the simultaneous construction of housing and other social facilities. Unfortunately, it has to be said that today also that in planning to introduce enterprises certain ministries often fail to allocate the necessary resources for housing and sociocultural-everyday facilities strictly in accordance with the plan. This complicates the full staffing of new production capacity with personnel, prevents the creation of normal living conditions for it and ultimately ends in the capacities not being assimilated on schedule and the economy failing to receive the necessary product.

The "Zhdanovskaya-Kapital'naya" Mine was constructed in Donetskaya Oblast last year. More than 2 million tons of coal will be produced here annually. But questions of the housing-everyday and sociocultural service of the working people are being solved far from as they should be.

The construction of six AES, where a large number of construction workers and power engineers is working, has been initiated in the Ukraine. However, the USSR Ministry of Power and Electrification systematically allocates fewer resources for housing and sociocultural construction than the customary norm. The party and soviet authorities locally are managing to rectify some things, but this is entirely inadequate. Practice insistently demands a change in the attitude of certain ministries and economists toward these issues.

Comrades! Problems of the economical use and preservation of housing--most valuable public property--acquire increasingly great significance and acuteness with every passing year. It is sufficient to say that in our republic alone its value now constitutes approximately R55 billion.

Measures are being implemented to improve the operation and maintenance of housing in accordance with the well-known USSR Council of Ministers decree. The republic government recently confirmed a new plan for the management of housing which provides for the liquidation of more than 700 small unprofitable housing offices and house administrations and the creation of consolidated housing organizations. There are approximately 80 of them already. This work will be completed over the next 2 years.

Dispatcher control of the operation of residential buildings' engineering equipment is being introduced everywhere. Housing is being concentrated in the hands of the local soviets. It is proposed in the current 5-year plan to transfer to them approximately one-half of departmental housing.

Almost 125,000 residential buildings with a total area of 68 million square meters had major repairs done to them in the last 5 years. We are endeavoring to considerably raise the level of the houses' provision with amenities and to reequip municipal apartments for family occupancy when performing major repairs.

Fifteen-year housing-maintenance plans are being elaborated and implemented in all oblasts. The base of the maintenance-construction organizations is being reinforced. But, as has already been mentioned here, the quality and duration of maintenance operations are being seriously affected by the fact that their volume is not balanced with material-technical support and by a shortage of equipment and engineering installations. The need to embark thoroughly on the training of skilled repairmen personnel is becoming increasingly obvious. These questions await solution.

We have adopted effective measures in recent years to reduce the demolition of housing suitable for habitation, limit the transition of living quarters to non-residential premises, bring order to bear in the allocation of apartments and put a stop to all violations here. The Ukrainian Communist Party Central Committee persistently demands of all party, soviet, union and management workers a responsive and attentive attitude toward people's needs and strictly penalizes them for manifestations of a formal, bureaucratic approach to their requirements.

Promyslov Speech

Moscow MOSKOVSKAYA PRAVDA in Russian 25 Jun 81 p 2

[Speech by Deputy V.F. Promyslov of Moscow's Volgogradskiy Electoral Okrug; speaker is Moscow Gorispolkom chairman]

[Excerpt] Despite the volume of housing construction which has been achieved, the problem of providing the city's population with housing remains acute, in connection with which Moscow's organizations are paying serious attention to questions of the correct allocation of living space.

Addressing the electorate of Moscow's Baumanskiy Electoral Okrug, Comrade Leonid Il'ich Brezhnev pointed out that now, when millions of people have improved their domestic conditions, the opportunity arises for paying greater attention to the quality of construction, the convenient layout of the apartments and the external appearance of the avenues, blocks and public buildings. The need for a further refinement of city planning and its greater artistic expressiveness and variety was again emphasized at the 26th CPSU Congress.

At the same time there are still many serious shortcomings, gaps and difficulties in Moscow's housing industry which are having a negative effect on the state of housing and the level of service of the population, which is causing many complaints from Muscovites. City and rayon organizations are working constantly on removing these shortcomings, the careful upkeep of the housing and a further rise in the technical level of its operation.

The task is to continue to maintain the volume of new housing construction which has been achieved, reach the normative volumes of the annual maintenance of housing as quickly as possible and enhance the quality and reduce the duration of maintenance work.

At the same time Moscow, like a number of other cities, needs the assistance of the planning and material-technical supply authorities and also the USSR ministries of construction, road and municipal machine building, chemical industry and construction materials industry in the solution of a number of questions in the housing sphere. Housing and municipal services are not yet being provided in the necessary volume with material-technical resources. The virtual absence of reliable roofing and coating materials and durable paints is a cause of great concern.

It is necessary to considerably speed up work on the creation of a set of machinery and mechanisms for the maximum mechanization of maintenance work and the sweeping and cleaning of the city's territory, particularly in winter. Nor has the production of national equipment for the industrial treatment of household garbage been organized.

It is well known what great importance is attached to the saving of energy resources. However, the manufacture of thermostats for houses and other buildings has yet to be organized at USSR Ministry of Instrument Making, Means of Automation and Control Systems enterprises. It is essential that these questions be solved as quickly as possible.

Musakhanov Speech

Tashkent PRAVDA VOSTOKA in Russian 25 Jun 81 p 2

[Speech by Deputy M.M. Musakhanov of Tashkentskaya Oblast's Kalininskiy Electoral Okrug; speaker is Tashkentskiy Obkom first secretary]

[Excerpt] Despite the scale of construction, housing provision per person in Uzbekistan lags considerably behind average figures for the Soviet Union as a whole. In the forward planning of housing construction the USSR Gosplan is evidently taking insufficiently into account the level of population increase in individual areas of the country. And inasmuch as the birthrate in the Central Asian republics, including the Uzbek SSR, is far higher than in other regions, the gap between provision of the republic's population with housing and union-average provision is tending toward an increase. Whereas today this figure is 3.4 square meters, at the end of 1975, considering the envisaged plan volumes, the gap will increase to more than 4 square meters. We believe it essential that the USSR Gosplan take these particular features into consideration in drawing up the program of housing construction for the 11th Five-Year Plan and the more distant future.

Sabaneyev Speech

Moscow IZVESTIYA in Russian 25 Jun 81 pp 4-5

[Speech by Deputy S.N. Sabaneyev of Rostovskaya Oblast's Novocherkasskiy Electoral Okrug; speaker is RSFSR Gosstroy chairman]

[Excerpt] The maintenance-construction service of local jurisdiction, whose job it is to provide for the timely maintenance of buildings and thereby preserve them in normal operational condition, is being developed considerably. The 152 maintenance-construction trusts in Russia with a work volume of over R2 billion a year are building up the capacities of the production bases, increasing the level of mechanization of operations and introducing a comprehensive system of quality control. However, there are still many serious shortcomings in the organization and performance of maintenance work. The volume of major repairs is not being catered for fully by sources of financing and the necessary materials. Thus in 1981 material-technical resources are allocated at a level of only 50-60 percent of the requirement. It is very important that in the draft decree the USSR Supreme Soviet charge the USSR Council of Ministers with solving this problem.

It is essential for the normal functioning of housing that resources be allocated for the construction of public utilities in an amount of no less than one-fourth of the capital investments channeled into civil construction. But in fact the USSR Gosplan is allocating only 19 percent for this purpose.

An increase in the efficiency and quality of maintenance and construction largely depends on the level of mechanization. Less than one-third of basic production operations is mechanized at the present time. Resolving the problem of mechanization in the housing industry by the forces of republic organizations alone is impossible. The greater enlistment of the forces and resources of the all-union machine-building ministries is essential for this purpose.

Zaykov Speech

Leningrad LENINGRADSKAYA PRAVDA in Russian 25 Jun 81 p 3

[Speech by L.N. Zaykov of Leningrad's Krasnogvardeyskiy Electoral Okrug; speaker is Leningrad Gorispolkom chairman]

[Excerpt] We also have many unsolved questions. The scale and complexity of the tasks are such that they demand dependable and stable material-technical supply. But the allocated resources do not correspond to established norms and actual requirements. We would request that the USSR Gosplan take this into consideration when drawing up the corresponding plans.

It is particularly important under current conditions to strive for a sharp reduction in expenditure and, primarily, manual labor in housing and municipal services. Definite experience has been accumulated in this area in Leningrad, as in other cities. The creation of a developed system of large-scale production-maintenance trusts now servicing practically the entire housing of the local soviets, automated dispatcher services and much else has made it possible to reduce labor expenditure by one-third. However, the further solution of this problem is being held back by a shortage of equipment, machinery, small mechanization, automated control and monitoring facilities and other extremely necessary equipment. It is necessary to increase the attention of the appropriate ministries, primarily the Ministry of Instrument Making, Means of Automation and Control Systems and the Ministry of Construction, Road and Municipal Machine Building, to this important question. For our part, we see it as our task to implement in practice as quickly as possible the party Central Committee demands for an increase in the efficiency of construction and major repairs and the use and preservation of housing. And for this we are obliged to commission available unutilized potential. This was confirmed once again by, in particular, the recent session of the Leningrad City Soviet, which comprehensively discussed the local soviets' tasks ensuing from the decisions of the 26th CPSU Congress and the instructions of Comrade Leonid Il'ich Brezhnev.

Polozov Speech

Minsk SOVETSKAYA BELORUSSIYA in Russian 26 Jun 81 p 4

[Speech by N.N. Polozov of Vitebskaya Oblast's Vitebskiy Electoral Okrug; speaker is Belorussian SSR Council of Trade Unions chairman]

[Excerpt] The acuteness of the housing problem in the republic is not diminishing, and from year to year the waiting list of those wishing to obtain and improve their housing does not grow any shorter. There are currently over 466,000 families on the apartment waiting list. In some cities accommodation is now being provided for citizens who have been on the list since 1962-1963. However, the state capital investments for housing construction in the republic's cities and urban communities in 1981-1985 have been cut 35 percent compared with the last 5-year plan. We request that the USSR Gosplan find it possible to maintain state capital investments for housing construction in Belorussia's cities in the 11th Five-Year Plan at the level of the 10th Five-Year Plan.

In undertaking the construction of industrial complexes certain ministries concentrate all their attention on the erection of production installations and fail to fulfill the plans for the construction of housing and other social-everyday facilities. This may be said of the ministries of machine building for animal husbandry and fodder production, machine tool and tool-building industry, light industry and certain others. Comrade L.I. Brezhnev's instruction that reports on the introduction of new industrial facilities be considered valid only if a program of housing and cultural-everyday construction at the project is being fulfilled resounded particularly keenly at the 26th party congress. There is no doubt that this party instruction must be fulfilled unswervingly at all levels, primarily by the union ministries.

No less acute is the housing problem at so-called old enterprises, that is, those built long ago, particularly of light and food industry. Resources for the construction of housing are virtually not allocated for some of them. As a result many skilled workers have waited 20 years and more for apartments and, unable to wait any longer, are retiring.

At enterprises of Belorussia's light industry 21,300 persons are on the waiting list for housing, and 18,400 are living in hostels. Many of the sector's enterprises are allocating living space to workers who have been waiting for an apartment since 1960-1965. A difficult situation has come about concerning the provision of housing at the Vitebsk "Znamya industrializatsii" Garment Factory and Order of Lenin Hosiery-Knitwear Factory imeni KIM, which were built at the start of the First Five-Year Plan, and a number of others. And despite the situation, there has been a 19-percent reduction in the capital investments allocated by the USSR Ministry of Light Industry for the republic's enterprises for the 11th Five-Year Plan. We believe that the USSR Gosplan and the appropriate ministries ought, considering the situation at the old enterprises, to find resources for housing construction.

Koop Speech

Tallinn SOVETSKAYA ESTONIYA in Russian 25 Jun 81 p 2

[Speech by Deputy A.V. Koop of the Estonian SSR's Tartuskiy Electoral Okrug; speaker is Tartu State University rector]

[Excerpt] The Estonian SSR is the republic with the highest percentage of urban population. However, the proportion of depreciated housing and that lacking amenities, major repairs to which are not economically justified, is still considerable in the republic's cities. In Tartu, for example, the proportion of such homes constitutes approximately 40 percent of the city's state accommodation reserve. To solve this problem it is essential to increase the currently established amount of the deduction of living space from the private builders of new housing for the resettlement of the residents of demolished homes.

The materials and products allocated by the USSR Gosplan and Gosstroi for the maintenance of housing constitute for the republic approximately half of the norms of the expenditure of materials and products for this purpose approved by the USSR Gosplan and Gosstroi. The shortage of sanitary engineering and electrical equipment materials, automatic instruments, gas pipes, hydrant fixtures, glazed products

and so forth is particularly acute. The housing organizations are being allocated insufficient machines, mechanisms and instruments and also market allocations for the population's needs and housing maintenance.

Extension of the privileges in effect in capital construction to workers of the maintenance-construction organizations of the housing-municipal services system, which experience a chronic personnel shortage, would contribute appreciably to ensuring the preservation of the housing and its increased provision with amenities.

USSR Gosplan estimated figures for 1981-1985 determine for the republic for housing construction in the cities and urban communities state capital investments to the extent of only 37 percent of actual fulfillment in the 10th Five-Year Plan.

It should also be mentioned that certain disproportions arise in the provision of different departments with housing in the allocation of resources for housing construction. Establishments and organizations of the nonproduction sphere of republic jurisdiction--health, public education, trade, consumer services and others--find themselves in an extremely unfavorable position. We request that the USSR Gosplan additionally examine the question, first, of finding it possible to increase the volume of state housing construction in the republic in 1982-1985 and, second, of taking into consideration in more differentiated manner in the allocation of resources for housing construction the singularities and needs of the departments and republics, including the needs of the nonproduction sphere.

It should be noted with satisfaction that the overwhelming majority of Soviet people adopts a solicitous attitude toward the housing it has been assigned, observes the rules of the use of living quarters and socialist community life and conscientiously fulfills the obligations ensuing from the living quarters' lease. Unfortunately, in practice there are still instances of systematic and unpunished nonfulfillment of the terms of the lease. We should, therefore, welcome to the utmost the provisions of article 38 of the draft Fundamentals, which provides for penalties for the deliberate violation of the living quarters' lease obligations--eviction of the violator without his being assigned other living quarters. There is also a need for the legislative instruments being elaborated in accordance with the fundamentals to provide for the legal eviction from occupied space with the assignment of less well-appointed premises of persons who systematically refuse to pay the rent and the charges for municipal services and who frequently have no job and lead an antisocial way of life. Recovering the debts from the said persons on the basis of notarial certifications of judgments is far from always possible.

The draft Fundamental determine the main rules of registering citizens who need to improve their housing conditions and adduce a list of categories of citizens to whom living quarters are assigned preferentially. There is, I believe, an urgent need to extend these privileges to young specialists also. The efficient use and preservation of a tremendous national resource--personnel with the highest qualifications standing at the forward edge of scientific-technical progress--will depend to a considerable extent on the solution of this, in our view, important problem.

Supreme Soviet Decree

Moscow IZVESTIYA in Russian 25 Jun 81 p 2

[USSR Supreme Soviet decree: "Development of the Housing Industry and an Improvement in the Use and Preservation of Housing"]

[Text] Having heard the report of Comrade I.V. Arkhipov, first deputy chairman of the USSR Council of Ministers, on the development of the housing industry and an improvement in the use and preservation of housing, the USSR Supreme Soviet observes that the USSR Government is taking the necessary steps to develop housing construction, refine the operation of housing, strengthen the housing industry and increase protection of citizens' housing rights. The wide-ranging program of a further upsurge in the people's well-being, in the sphere of an improvement in the working people's housing conditions included, which was formulated by the 26th CPSU Congress, is being implemented in the country. It is planned to build 530-540 million square meters of total house area in the 11th Five-Year Plan.

There has been a fundamental change in the appearance of many cities and villages and the level of their provision with amenities has risen as a result of the consistent implementation of the measures outlined by the party and the state for the development of housing-civil construction. Some 1.6 billion square meters of housing have been commissioned in the last 15 years alone.

The well-appointed housing that has been created in the USSR is the tremendous property of all the people. Even greater significance is attached to the preservation of housing and its efficient use under current conditions, when the core of the economic policy of the party and the state is a proprietorial attitude toward public property.

In recent years the USSR Government has adopted important decisions aimed at the development of the housing industry and an improvement in the maintenance and operation of housing. A considerable amount of work in this sphere is being performed by the union republic councils of ministers and also ministries and departments and their organizations locally.

Big tasks connected with the development of housing, the fair allocation of living space and the preservation of housing are being accomplished by the local soviets, which rely on the support of the broad public. The local soviets' role in the management of housing will continue to increase as the state accommodation reserve is concentrated in their charge.

At the same time accomplishment of the tasks set by the 26th CPSU Congress for a further improvement in the population's housing conditions requires the removal of considerable shortcomings which exist in the development of the housing industry, the allocation of housing and its use and preservation.

There are many instances of the plan quotas for major repairs of housing, particularly departmental housing, not being fulfilled and of the maintenance being performed behind schedule and at a low quality, insufficient use is made of industrial maintenance methods and new types of building structures and components and progressive forms of the organization of labor are being introduced inadequately.

Certain ministries and departments are not fully assimilating the resources allocated for major repairs to houses and in certain cases are using them for purposes for which they were not intended.

Homes that have been built and commissioned frequently remain unoccupied for a long time owing to work left undone and defects which were permitted in the construction period.

Many ministries and departments are failing to ensure proper operation of their housing and are not adopting the necessary measures to ensure its preservation. The departmental housing industry is managed, as a rule, by small-scale housing organizations. At the same time the local soviets do not always monitor the state of departmental houses. The soviets' monitoring of the state of houses belonging to the house-building cooperatives and also those which are the citizens' personal property remains inadequate. Decisions providing for the transfer of departmental housing to the local soviets are being fulfilled too slowly.

The housing maintenance-construction organizations are insufficiently supplied with machinery, equipment, instruments and mechanized tools, as a result of which the proportion of manual labor in the sector remains high. Insufficient material-technical resources are being allocated for the maintenance and operation of housing.

The USSR Supreme Soviet resolves:

1. To regard as a most important state task fulfillment of the program outlined by the 26th CPSU Congress of an improvement in Soviet people's housing conditions, the further development for this purpose of the housing industry, the efficient operation and preservation of housing and its increased provision with amenities.

2. That the USSR Council of Ministers:

will provide in drawing up the state plans of the USSR's economic and social development and the USSR State Budget for the allocation in accordance with the established norms of material resources and the essential financial means for the maintenance and repair of housing and also an increase in the production of machinery, mechanisms, instruments and equipment for the needs of the housing industry;

will increase supervision of the activity of the USSR ministries, state committees and departments in development of the housing industry, a refinement in the management of this industry and an improvement in the operation and maintenance of housing and also of the fulfillment of decisions adopted on these questions; and

will examine questions within the competence of the USSR Government contained in the proposals of the citizens, labor collectives and state and public bodies which are received in the course of discussion of the draft Fundamentals of USSR and Union Republic Housing Legislation and also in the proposals and observations of the permanent commissions of the houses and deputies of the USSR Supreme Soviet expressed at this session.

3. That the union republic councils of ministers and USSR ministries, state committees and departments will:

adopt additional measures for an improvement in the operation and the preservation of housing and the further strengthening of the material-technical and industrial base of the housing and maintenance-construction organizations and their consolidation and specialization; and increase the responsibility of the corresponding local management authorities, enterprises, organizations and establishments for the solution of these questions;

increase supervision of the fulfillment of the quotas for major repairs to houses and the use of the material and financial resources allocated for operation and maintenance needs;

provide for the implementation of the necessary measures connected with the gradual transfer of the departmental accommodation reserve to the local soviets;

adopt the necessary measures for a further refinement of the management of the housing industry and accelerate the creation in the cities of single housing and maintenance-construction services for ensuring the operation and maintenance of houses, irrespective of their departmental affiliation;

introduce more extensively in the housing industry the achievements of science, technology and progressive experience and the automation and dispatching control of the operation of buildings' engineering equipment;

provide for an increase in the production and sale to the population through the retail trade network of construction and finishing materials, sanitary engineering equipment and other products necessary for the maintenance of apartments and individual houses and also an expansion of the services offered the population with respect to housing maintenance; and

increase the responsibility of workers of the housing industry for the preservation of houses and the standard of service of the population residing in them.

4. That the local soviets will:

refine the system of the operation and maintenance of the housing under their management;

make fuller use of their powers with respect to monitoring the proper condition and correct operation of the housing on their territory;

render enterprises and organizations, house-building cooperatives and also the owners of individual houses the utmost assistance in the technical servicing of housing and its maintenance;

prevent the acceptance of newly built and thoroughly renovated houses with work left unfinished and defects;

ensure unswerving observance of socialist legality and extensive publicity and the public's participation in the solution of questions connected with the allocation of housing; and

stimulate the activity of the permanent commissions, deputy groups and deputies in the electoral okrugs and also public independent activity in the preservation of housing and an increase in the responsibility of citizens and officials for fulfillment of the requirements of housing legislation.

L. Brezhnev, chairman of the USSR Supreme Soviet Presidium

M. Georgadze, secretary of the USSR Supreme Soviet Presidium.

Moscow, the Kremlin, 24 June 1981.

Fundamentals of Housing Legislation

Moscow IZVESTIYA in Russian 26 Jun 81 pp 2-3

[Fundamentals of USSR and Union Republic Housing Legislation]

[Text] As a result of the victory of the Great October Socialist Revolution in our country the essential conditions were created for the solution of a most important social problem--satisfaction of the working people's housing requirement.

Implementing Lenin's ideas of the building of the communist society and pursuing a policy of a rise in the people's material and cultural living standard, the Soviet state has consistently implemented the program of housing construction drawn up by the Communist Party.

The high rate of development of the state and public accommodation reserve on the basis of the state plans and the measures adopted by the state to assist cooperative and individual housing construction are creating the essential conditions for ensuring citizens' right to housing as guaranteed by the USSR Constitution.

Ensuring the preservation of housing, increasing its working life and raising the level of the houses' provision with amenities represent an important state task. The public organizations and the citizens are participating actively in the accomplishment of this task.

The USSR Constitution makes it incumbent upon the citizens to adopt a solicitous attitude toward the housing they have been assigned.

Soviet housing legislation is designed to contribute to ensuring the citizens' right to housing and the efficient use and protection of housing.

Section I

General Provisions

Article 1. USSR citizens' right to housing

USSR citizens have a right to housing in accordance with the USSR Constitution. This right is secured by the development and protection of the state and public accommodation reserve, assistance to cooperative and individual housing construction, the fair allocation of living space granted in line with realization of the program of the construction of well-appointed residences under public supervision and also a low rent and charge for municipal services.

Article 2. Tasks of Soviet housing legislation

The tasks of Soviet housing legislation are the regulation of housing relations to secure USSR citizens' right to housing as guaranteed by the USSR Constitution, the proper use and preservation of housing and also the strengthening of legality in the sphere of housing relations.

Article 3. USSR and union republic housing legislation

Housing relations in the USSR are governed by these Fundamentals and other measures of housing legislation of the USSR, housing codes and other acts of housing legislation of the union republic promulgated in accordance therewith.

Relations connected with the construction of houses are governed by the corresponding legislation of the USSR and the union republics.

Article 4. Available housing

The houses on USSR territory and also the living quarters in other buildings form the available housing.

Available housing includes:

houses and living quarters in other buildings belonging to the state (the state accommodation reserve);

houses and living quarters in other buildings belonging to the kolkhozes and other cooperative organizations and their associations and trade union and other public organizations (the public accommodation reserve);

houses belonging to the house-building cooperatives (the house-building cooperative reserve); and

houses which are the citizens' personal property (the individual accommodation reserve).

The state accommodation reserve is run by the local soviets (the accommodation reserve of the local soviets) and the ministries, state committees and departments (the departmental accommodation reserve). Houses of the departmental accommodation reserve in the cities and urban-type communities are liable to gradual transfer to the jurisdiction of the local soviets in the procedure and within the time determined by the USSR Council of Ministers and the union republic councils of ministers.

Available housing also includes houses belonging to the state-kolkhoz and other state-cooperative associations, enterprises and organizations. The rules determined by these Fundamentals for the public accommodation reserve are applied in respect of these houses.

Available housing does not include nonresidential premises in houses designed for trade, domestic and other needs of a nonindustrial nature.

Article 5. Purpose of houses and living quarters

Houses and living quarters are intended for the permanent residence of citizens and also for use in the established procedure as official living quarters and hostels. Assigning premises in houses for needs of an industrial nature is prohibited.

Article 6. Exclusion from available housing of houses and living quarters

Periodically, at times determined by the union republic councils of ministers, a survey is made of the state of houses of the state and public accommodation reserve. Houses and living quarters unfit for habitation are reequipped to be used for other purposes or such houses are demolished at a decision of the autonomous republic council of ministers, the kray and oblast and autonomous oblast and autonomous okrug soviet ispolkoms and the rayon (in union republics lacking an oblast division) soviet and city (of republic jurisdiction) soviet ispolkom.

The transfer of houses and living quarters unfit for habitation in houses of the state and public accommodation reserve to nonresidential premises is not permitted, as a rule. Houses and living quarters may be transferred to nonresidential premises in exceptional cases at the decision of the authorities mentioned in the first paragraph of this article. Houses and living quarters of the departmental and public accommodation reserve are transferred to nonresidential premises at the proposal of the appropriate ministries, state committees, departments and public organization central authorities.

Houses and living quarters belonging to kolkhozes are transferred to nonresidential premises at the decision of the general assembly of kolkhoz members or an assembly of fully empowered delegates.

Article 7. Citizens' housing rights and obligations

USSR citizens have the right to obtain living quarters in the established procedure in houses of the state or public accommodation reserve or in houses of the house-building cooperatives.

Living quarters in houses of the state and public accommodation reserve and also in houses of the house-building cooperatives are granted the citizens indefinitely.

Citizens have the right to personal ownership of a house (part of a house) in accordance with USSR and union republic legislation.

No one may be evicted from the living quarters he occupies or have his right to living quarters restricted other than on grounds and in the procedure provided for by the law.

Citizens are obliged to adopt a solicitous attitude toward the house in which they reside, use living quarters as intended, observe the rules of use of the living quarters and the rules of socialist community life and use water, gas and electric and thermal energy economically.

Houses and living quarters may not be used by the citizens for the purpose of personal gain, deriving unearned income and other mercenary ends and also to the detriment of the interests of society.

Article 8. Competence of the USSR in the sphere of regulation of housing relations

The following fall under the jurisdiction of the USSR in the sphere of regulation of housing relations:

- 1) ensuring the unity of the legislative regulation of housing relations;
- 2) leadership of the housing industry of union jurisdiction and general leadership of the housing industry of union-republic jurisdiction;
- 3) determination of the general principles of the organization and activity of the state housing industry management authorities;
- 4) establishment of the plan quotas for major repairs of housing for the union republics and USSR ministries, state committees and departments;
- 5) implementation of a uniform technical policy in the sphere of housing maintenance;
- 6) determination of the expenditure norms of financial and material resources for the operation and maintenance of housing for the union republics and USSR ministries, state committees and departments;
- 7) determination of a single procedure of the state registration of housing;
- 8) determination of the basic rules of the registration of citizens who need an improvement in their housing conditions and the allocation of living quarters and their use;
- 9) determination of the amount of the rent and privileges with respect to payment for living quarters and municipal services;
- 10) determination of the basic rules of the organization and activity of the house-building cooperatives;
- 11) state supervision of the use and preservation of housing and determination of the procedure by which it is exercised; and
- 12) solution of other questions of all-union significance in the sphere of the use and preservation of housing in accordance with the USSR Constitution and these Fundamentals.

Article 9. Competence of the union republics in the sphere of regulation of housing relations

The following, which are beyond the limits of the competence of the USSR, fall under the jurisdiction of the union republic in the sphere of regulation of housing relations:

- 1) legislative regulation of housing relations in the republic;
- 2) leadership of the housing industry of union-republic and republic jurisdiction and determination of the procedure of the organization and activity of this industry's state management authorities;
- 3) establishment of the plan quotas for major repairs to the housing in the republic;
- 4) state registration of housing on the territory of the republic;
- 5) determination of the procedure of the registration of citizens who need to improve their housing conditions and the allocation of living quarters and use thereof;
- 6) determination of the procedure and time of payment of rent and the charges for municipal services;
- 7) determination of the procedure of the organization and activity of the house-building cooperatives and the rights and obligations of their members;
- 8) determination of the rules and norms of the technical servicing of houses and the rules of the use of grounds attached to the houses;
- 9) exercise of state supervision of the use and preservation of housing; and
- 10) solution of other questions in the sphere of the use and preservation of housing, if they do not fall within the competence of the USSR.

Section II

Management of Housing

Article 10. State management in the sphere of the use and preservation of housing

State management in the sphere of the use and preservation of housing is exercised by the USSR Council of Ministers, union republic councils of ministers, autonomous republic councils of ministers, local soviet ispolkoms, ministries, state committees and departments and also state authorities specially empowered for this in accordance with USSR and union republic legislation.

Article 11. The authorities managing the state and public accommodation reserve and the housing of the house-building cooperatives

The accommodation reserve of the local soviets is managed by their ispolkoms and the management authorities which they form.

The departmental accommodation reserve is managed by the ministries, state committees and departments and the enterprises, establishments and organizations under their jurisdiction.

The public accommodation reserve is managed by the management authorities of the kolkhozes and other cooperative organizations and their associations, trade union authorities and other public organizations in accordance with their rules (regulations).

The reserve of the house-building cooperatives is managed by the cooperative management authorities in accordance with their rules.

Article 12. Participation of public organizations and the citizens in the management of the state and public accommodation reserve and in its preservation

The trade unions and other public organizations, in accordance with their statutory tasks, and also the citizens participate in the management of the state and public accommodation reserve and in its preservation.

The registration of citizens in need of an improvement in their housing conditions and determination of the order of priority for obtaining living space and also its allocation in houses of the state and public accommodation reserve are undertaken under public supervision and with the observance of publicity.

The state authorities, enterprises, establishments and organizations and also officials are obliged to take into consideration in every possible way the proposals of the public organizations and the citizens in the implementation of measures to improve the use and preservation of housing.

Article 13. Housing organizations

Housing organizations, whose activity is exercised on the basis of financial autonomy, are created for the operation of the state and public accommodation reserve.

The housing organizations provide for the preservation of housing and its proper use and the high level of service of the citizens and also monitor citizens' observance of the rules of the use of living quarters and upkeep of the house and attached grounds.

A house may be operated only by one housing organization. If a housing organization cannot be created for the operation of houses of the departmental or public accommodation reserve, the houses are operated directly by the appropriate enterprise, establishment or organization.

Model regulations governing the housing organization are ratified by the union republic council of ministers and the USSR state committee and department.

Article 14. Private builders' transfer to the local soviet ispolkoms and other organizations for occupancy of part of the living space in newly built houses

The USSR Council of Ministers has the right to determine the grounds and conditions of private builders' transfer to the local soviet ispolkoms and other organizations for occupancy of part of the living space in houses newly built thanks to state capital investments and also the amount of the transferred living space.

Article 15. Allocation of living space in houses built thanks to resources transferred in the way of several participation

Living space in houses built with the attraction in the way of several participation of enterprise, establishment and organization resources is allocated for occupancy among the participants in the construction proportionate to the resources they transferred.

Article 16. State registration of housing

State registration of housing is undertaken in accordance with a uniform system for the USSR in the procedure determined by the USSR Council of Ministers.

Article 17. State supervision of the use and preservation of housing

The task of state supervision of the use and preservation of housing is to ensure observance by all ministries, state committees, departments, state, cooperative and other public enterprises, establishments and organizations, house-building cooperatives, officials and citizens of the procedure of the allocation of living space and the granting of citizens living quarters and the rules of the use of housing and its maintenance in a state of technical good repair.

State supervision of the use and preservation of housing is exercised by the soviets and their executive and management authorities and also by state authorities specially empowered for this in the procedure determined by USSR legislation.

Section III

Provision of the Citizens With Living Quarters

Use of Living Quarters

Chapter 1.

Assignment of Living Quarters in Houses of the State and Public Accommodation Reserve and Their Use

Article 18. Citizens' right to obtain living quarters

Citizens who are in need of an improvement in their housing conditions have the right to obtain for their use living quarters in houses of the state or public accommodation reserve in the procedure provided for by USSR and union republic legislation. Living quarters are assigned the said citizens residing permanently in a given center of population (if not determined otherwise by USSR and union republic legislation) in the form, as a rule, of a separate apartment per family.

Members of house-building cooperatives, citizens who are the personal owners of a house and other citizens residing in these houses who are in need of an improvement in their housing conditions are provided with living quarters on general grounds.

Citizens are deemed to be in need of an improvement in their housing conditions in accordance with the grounds provided for by USSR and union republic legislation.

Article 19. Registration of the citizens in need of an improvement in their housing conditions

The registration of citizens in need of an improvement in their housing conditions is undertaken, as a rule, in accordance with the place of residence in the rayon, city, city rayon, settlement and rural soviet ispolkom. In instances and in the procedure determined by the USSR Council of Ministers and the union republic councils of ministers the citizens may be registered other than in accordance with their place of residence.

The registration of citizens in need of an improvement in their housing conditions who work at enterprises and in establishments and organizations which have available housing and are engaged in housing construction or participate severally in housing construction is undertaken at the place of work and, at their wish, at the place of residence also. Citizens who have quit their jobs at these enterprises and in these establishments and organizations in connection with their retirement on pension are registered on an equal footing with them.

The procedure of the registration of citizens in need of an improvement in their housing conditions and also determination of the order of priority of the assignment to citizens of living quarters is determined by USSR and union republic legislation.

Supervision of the state of registration at the enterprises and in establishments and organizations of the citizens who are in need of an improvement in their housing conditions is exercised by the local soviet ispolkoms and the appropriate trade union authorities.

Article 20. Preferential assignment of living quarters

Living quarters are preferentially assigned those in need of an improvement in their housing conditions:

invalids of the Great Patriotic War and the families of deceased or missing soldiers (partisans) and persons on the same footing as they in the established procedure;

heroes of the Soviet Union, heroes of socialist labor and also persons awarded the orders of Glory, Labor Glory and "For Service of the Motherland in the USSR Armed Forces" of all three classes;

persons suffering from severe forms of certain chronic illnesses on the list of illnesses laid down in the procedure determined by USSR legislation;

persons who served in the army on active service at the time of the civil and Great Patriotic wars and during other combat operations in defense of the USSR, partisans

of the civil and Great Patriotic wars and also other persons who have participated in combat operations in defense of the USSR;

labor invalids of groups I and II and servicemen invalids of groups I and II;

the families of persons who have died in the performance of state or public duties and performance of their duty as a USSR citizen in saving a human life and protecting socialist property and preserving law and order and of those who have died on the job as a result of an accident;

workers and employees who have worked conscientiously in the production sphere for a long period of time;

mothers on whom the title "Hero-Mother" has been conferred, large families and single mothers; and

families which produce twins.

USSR and union republic legislation may grant the right to obtain living quarters preferentially to other categories of citizens also.

Article 21. Out-of-turn assignment of living quarters

Living quarters are assigned out of turn to citizens whose residence, as a result of a natural disaster, has become unfit for habitation and also in other instances provided for by USSR and union republic legislation.

Article 22. Living space norm

The living space norm is determined by union republic legislation in an amount no less than 9 square meters per person.

Additional living space in the form of a room or an amount of 10 square meters is assigned certain categories of citizens over and above the living space norm. The amount of additional living space may be increased for citizens suffering from severe forms of certain chronic illnesses and also for citizens who need this space by virtue of the conditions and nature of the work they do.

The procedure and conditions of the assignment of additional living space and the list of the categories of citizens who have a right to it are determined by USSR legislation.

Article 23. Demands made on living quarters

The living quarters assigned citizens for habitation must be well provided with amenities with reference to the conditions of a given center of population and conform to established sanitary and engineering requirements.

In the assignment of living quarters the occupancy of a single room by persons of the opposite sex older than 9 years of age, other than man and wife, is not permitted.

Article 24. Procedure of the assignment of living quarters

Living quarters are assigned citizens:

in houses of the housing of the local soviets by the rayon, city, city rayon, settlement and rural soviet ispolkoms with the participation of the public housing commission created under the auspices of the ispolkom from soviet deputies and representatives of public organizations and labor collectives;

in houses of the departmental accommodation reserve following a joint decision of the administration of the enterprise, establishment and organization and the factory, plant and local trade union committee approved by the rayon, city, city rayon, settlement and rural soviet ispolkom and, in instances provided for by the USSR Council of Ministers, following a joint decision of the administration and factory, plant and local trade union committee with subsequent notification of the ispolkom of the corresponding soviet of the assignment of living quarters for occupancy; and

in houses of the public accommodation reserve following a joint decision of a body of the corresponding organization and the local trade union committee with subsequent notification of the corresponding rayon, city, city rayon, settlement and rural soviet ispolkom of the assignment of living quarters for occupancy.

Living quarters which become vacant in houses transferred by state enterprises, establishments and organizations to the local soviet ispolkoms and also living quarters which become vacant in houses built with the attraction of enterprise, establishment and organization resources by way of several participation are occupied primarily by the workers of these enterprises, establishments and organizations in need of an improvement in their housing conditions. The said procedure of occupancy is applied irrespective of the time of the transfer or the completion of the construction of the house.

Article 25. Voucher for living quarters

On the strength of a decision on the assignment of living quarters in a house of the state or public accommodation reserve the rayon, city, city rayon, settlement and rural soviet ispolkom issues the citizen a voucher, which is the sole basis for moving into the assigned living quarters.

The form of the voucher is determined by union republic legislation.

Vouchers for living quarters in military camps are issued in the procedure determined by USSR legislation.

A voucher for living quarters may be deemed legally invalid in instances of the citizens submitting false information concerning the need for an improvement in housing conditions, violation of the right of other citizens or organizations to the living quarters indicated in the voucher, the irregular acts of officials when deciding the question of the assignment of living quarters and also in other instances of a violation of the procedure and conditions of the assignment of living quarters.

Article 26. Lease of the living quarters. Conclusion of the lease of the living quarters

The lease of the living quarters in houses of the state and public accommodation reserve is drawn up in written form on the strength of the voucher for living quarters between the lessor--the housing organization (and, if such is lacking, the corresponding enterprise, establishment or organization)--and the lessee--the citizen in whose name the voucher has been issued.

Members of the lessee's family residing together with him on an equal footing with the lessee enjoy all the rights and bear all the obligations ensuing from the lease of the living quarters. Members of the family who are of age bear joint property liability with the lessee with respect to the obligations ensuing from the said lease.

The model living quarters lease and the rules of the use of living quarters and maintenance of the house and attached grounds are established by the union republic councils of ministers.

Where appropriate, the rules of civil legislation of the USSR and the union republics are also applied in respect of relations ensuing from the living quarters lease.

Article 27. Payment for the use of living quarters and municipal services

The amount of the payment for the use of living quarters (rent) in houses of the state and public accommodation reserve is determined by the USSR Council of Ministers.

The living space to which the lessee and the members of his family are entitled and also the excess space to which one person is entitled, if the size thereof does not exceed one-half of the living space norm for the entire family, are paid for in a single amount in accordance with the established norms. A charge for the use of the remaining excess living space is levied in an increased amount determined by the USSR Council of Ministers and the union republic councils of ministers.

A charge for municipal services (water, gas, electric and thermal energy and other services) is levied in addition to the rent in accordance with rates established in the customary procedure.

The lessee is obliged to pay the rent and the charge for municipal services on time.

Privileges pertaining to rent and the charge for municipal services are determined by USSR legislation.

Citizens living in houses belonging to the kolkhozes may be granted rent privileges at the decision of the general assembly of kolkhoz members or a meeting of fully empowered delegates.

Article 28. Free use of living quarters with heating and lighting

Specialists working and living in rural localities and outside of centers of population (and, in instances determined by USSR legislation, in worker and other settlements) enjoy free living quarters with heating and lighting. The lists of categories of specialists provided with such quarters and the procedure of the assignment of living quarters to them are determined by the USSR Council of Ministers and the union republic councils of ministers.

Article 29. Holding living quarters for citizens who are temporarily absent

Living quarters are held for 6 months for the lessee or members of his family during their temporary absence. The conditions and instances of the holding of living quarters for citizens who are temporarily absent for a longer period are determined by USSR and union republic legislation.

A person is judicially deemed to have forfeited the right to use living quarters as a consequence of this person's absence beyond the established period.

Article 30. Reserving living quarters

Living quarters occupied by lessees' and their families are reserved when they are sent to work overseas for the entire period of their residence abroad, when they leave for work in regions in the Far North and in localities which are on an equal footing with the latter for the duration of the work contract and, in instances provided for by USSR legislation, for the entire period of residence in regions of the Far North and in localities which are on an equal footing with it.

USSR and union republic legislation may also provide for other instances of the reservation of living quarters.

Article 31. Exchange of living quarters

The lessee of living quarters has the right, with the written consent of the family members residing with him, including those who are temporarily absent, to exchange the occupied living quarters with another lessee or a member of a house-building cooperative, including those residing in another center of population.

If agreement concerning the exchange is not reached among members of the family, any one of them has the right to demand by way of judicial process the compulsory exchange of the occupied quarters for quarters in different houses (apartments).

The exchange of living quarters in houses of enterprises, establishments and organizations is permitted only with their consent. A refusal to consent to an exchange may be appealed judicially, except for instances of the exchange of living quarters in houses belonging to kolkhozes.

An agreement on an exchange of living quarters takes effect from the time of the receipt of the vouchers issued by the local soviet ispolkoms (article 20). A refusal to issue a voucher may be appealed judicially within a period of up to 6 months.

The procedure of the exchange of living quarters and the terms on which the exchange is permitted are determined by USSR and union republic legislation.

Article 32. The lessee's right to be assigned smaller living quarters in place of those occupied

A lessee who has excess living space over and above the established norms has a right, with the consent of members of the family, to demand of the local soviet ispolkom and enterprise, establishment or organization (depending on to whom the apartment building belongs) that he be assigned in the established procedure smaller living quarters in exchange for those occupied.

Article 33. Subleasing living quarters

The lessee of living quarters has the right, with the consent of the members of the family residing together with him and with the consent of the lessor, to sublease the living quarters in instances and in the procedure determined by union republic legislation.

Union republic legislation may provide for instances of the confiscation of living space when the lessees systematically sublease living space for the purpose of deriving unearned income.

Article 34. Assigning citizens living quarters in connection with major repairs to the house

During major repairs to a house of the state or public accommodation reserve, when repairs cannot be effected without the lessee having to be moved, the lessor is obliged to assign the lessee and members of his family other living quarters for the duration of the major repair work, without annulment here of the lease on the quarters being repaired. In the event of the lessee refusing to be moved to these quarters, the lessor may demand his resettlement judicially.

In instances where the living quarters occupied by the lessee and members of his family cannot, as a result of the major repair work, be preserved or there is an appreciable increase and the lessee acquires excess living space, the lessee and the members of his family must be assigned other well-appointed living quarters prior to the start of the major repairs. If as a result of the major repairs there is an appreciable reduction in the size of the living quarters, at the demand of the lessee he and members of this family must be assigned other well-appointed quarters prior to the start of the major repairs.

Article 35. Alteration and annulment of the living quarters lease

The living quarters lease may be altered only with the consent of the lessee, the members of his family and the lessor, except in instances provided for by these Fundamentals and other legislative measures of the USSR and the union republics.

With the consent of members of the family the lessee of living quarters has the right to annul the lease at any time.

The living quarters lease in houses of the state and public accommodation reserve may be annulled at the demand of the lessor only on grounds determined by the law and only judicially, except for instance of removal from homes threatened with collapse.

Article 36. Eviction from living quarters

Eviction from occupied living quarters in a house of the state or public accommodation reserve is permitted only on grounds determined by the law.

The eviction is effected judicially. It is permitted to evict administratively with the sanction of the prosecutor's office only persons who have occupied living quarters arbitrarily or who are living in houses threatened with collapse.

Citizens evicted from living quarters are simultaneously assigned other living quarters, except for the instances indicated in these Fundamentals.

Article 37. Eviction with the assignment to citizens of other living quarters

Citizens are evicted from the houses of the state and public accommodation reserve with the assignment of other well-appointed living quarters if:

the house in which the living quarters are located is subject to demolition;

the house (living quarters) is threatened with collapse; and

the house (living quarters) is about to be reequipped as nonresidential premises.

Officers, warrant officers and extended-service servicemen of the USSR Armed Forces and persons on an equal footing with them retired from active military service or transferred to the reserve and also the persons residing together with them may be evicted from the living quarters they occupy in military camps with the assignment of other well-appointed living quarters. Other persons who have ended their connection with the USSR Armed Forces are liable to eviction from the military camps in the same procedure.

With the assignment of other living quarters the following may be evicted:

workers and employees (together with the persons residing with them) who have ended labor relations with enterprises, establishments and organizations of the most important sectors of the economy which assigned living quarters in connection with their termination at their own request without valid reason, for the violation of labor discipline or for having committed a crime. The lists of such enterprises, establishments and organizations are confirmed by the USSR Council of Ministers and the union republic councils of ministers; and

citizens who have obtained living quarters in kolkhoz houses if they have been expelled as members of the kolkhoz or have left the kolkhoz on their own volition.

USSR legislation may also provide for other instances of citizens' eviction with the assignment of other living quarters.

Article 38. Eviction without citizens being assigned other living quarters

If a lessee, members of his family or other persons residing with him systematically destroy or damage the living quarters, use them in a manner other than intended or

by systematic violation of the rules of socialist community life make it impossible for others to live with them in a single apartment or single house and warnings and measures of public influence prove fruitless, the culprits are evicted at the demand of the lessor or other interested persons without the assignment of other living quarters. Persons deprived of their parental rights, if their joint residence with children in respect of whom they have been deprived of parental rights is deemed impossible, also may be evicted without the assignment of other living quarters.

Persons liable to eviction without the assignment of other living quarters for the impossibility of joint residence may be obliged by the court in exchange for eviction to exchange the occupied quarters for other living quarters indicated by the party interested in an exchange.

Persons who have arbitrarily occupied living quarters are evicted without the assignment to them of other living quarters.

In the event of a voucher for living quarters being deemed invalid as a consequence of the irregular actions of the persons who obtained the voucher, they are liable to eviction without the assignment of other living quarters. If the citizens indicated on the voucher had hitherto enjoyed living quarters in a house of the state or public accommodation reserve, they must be assigned the living quarters they occupied or other living quarters.

Chapter 2.

Use of Official Living Quarters and Hostels

Article 39. Official living quarters and hostels

Official living quarters are intended for occupancy by citizens who in connection with the nature of their labor relations must reside at the place of work or close by. Living quarters are recognized as official by a decision of the rayon, city and city rayon soviet ispolkom. Separate apartments, as a rule, are allocated for official living quarters.

The list of the categories of workers who may be assigned official living quarters and also the procedure of the assignment of these quarters and their use are determined by USSR and union republic legislation.

In houses belonging to the kolkhozes living quarters are recognized as official (including houses occupied prior to these Fundamentals taking effect) and the list of the categories of workers to whom such quarters may be assigned is determined at the decision of the general assembly of kolkhoz members or a meeting of fully empowered representatives confirmed by the rayon, city and city rayon soviet ispolkom.

In instances determined by the USSR Council of Ministers the official living quarters may be assigned certain categories of servicemen.

Hostels may be used to house workers, employees, students, trainees and also other citizens for a period of work or study. Specially built houses or those reequipped for this purpose are assigned as hostels. The procedure of the assignment of living space in hostels and its use is determined by USSR and union republic legislation.

Article 40. Eviction from official living quarters

Workers and employees who have ended labor relations with an enterprise, establishment and organization and also citizens who have been expelled as kolkhoz members or who have left the kolkhoz on their own volition are liable to eviction from the official living quarters with all the persons residing with them without the assignment of other living quarters.

The following may not be evicted in this instance without the assignment of other living quarters: war invalids and other servicemen invalids who have become such as a consequence of wounds, shell shock or injuries sustained in defense of the USSR, in performing other military service duties or as a consequence of an illness connected with time spent at the front; participants in the Great Patriotic War who were part of the army on active service; the families of servicemen and partisans who were killed or went missing in defense of the USSR or during the performance of other military service duties; servicemen's families; invalids from the rank and file and officer personnel of USSR MVD authorities who became invalids as a consequence of wounds, shell shock or injuries sustained during the performance of official duty; persons who have worked at an enterprise and in an establishment and organization which assigned them official living quarters for not less than 10 years; persons relieved of the position in connection with which they were assigned living quarters, but who have not ended labor relations with the enterprise, establishment and organization which assigned these quarters; persons discharged in connection with the liquidation of the enterprise, establishment and organization or in connection with a reduction in the numbers or list of workers; retirees and personal pensioners; members of the family of a deceased worker who was assigned official living quarters; labor invalids of groups I and II, servicemen invalids of groups I and II and persons on an equal footing with them; and single persons with minors living with them.

Article 41. Eviction from hostels

Seasonal and temporary workers and persons who have worked in accordance with a set-period labor contract and also persons who have been studying in educational institutions and who have left them are liable to eviction without the assignment of other living quarters from the hostel which was assigned them in connection with work or study.

Other workers of enterprises, establishments and organizations who were installed in a hostel in connection with work may be evicted without the assignment of other living quarters in the event of termination at their own request without valid reason and for a violation of labor discipline or for having committed a crime. Persons who have ended work for other reasons and also persons listed in the second paragraph of article 40 of these Fundamentals may be evicted only with the assignment to them of other living quarters.

Chapter 3.

Providing Citizens With Living Quarters in Houses of the House-Building Cooperatives and Their Use

Article 42. The right to living quarters in houses of house-building cooperatives
Citizens in need of an improvement in their housing conditions have the right to join a house-building cooperative and acquire an apartment therein.

The procedure of the registration of citizens wishing to join a house-building cooperative and also the terms of the admission of citizens as members of a cooperative are determined by USSR and union republic legislation.

Model rules of the house-building cooperatives are determined by the union republic councils of ministers.

The local soviet ispolkoms monitor the activity of the house-building cooperatives and the operation and maintenance of the houses belonging to them. The rayon, city and city rayon ispolkom has the right to cancel a decision of the cooperative general assembly or board if it contradicts legislation.

The state renders the house-building cooperatives assistance in the operation and maintenance of the houses belonging to them and also in providing members of the house-building cooperatives with living quarters for the period of major repairs and when maintenance cannot be performed without the removal of the citizens living in these houses.

If a house belonging to a house-building cooperative is subject to demolition in connection with confiscation of a parcel of land for state or public needs, a house of equal value is handed over to the cooperative in exchange for the house to be demolished.

Article 43. Assignment of living quarters to a member of a house-building cooperative and use thereof

Following a decision of the general assembly of members of the cooperative confirmed by the rayon, city and city rayon soviet ispolkom, a person accepted as a member of a house-building cooperative is assigned a separate apartment consisting of one or several rooms in accordance with the number of members of the family, the sum total of his share contributions and the maximum amount of living space provided for by the model rules of the house-building cooperative.

Apartments in a house of a house-building cooperative are occupied in accordance with vouchers issued by the rayon, city and city rayon soviet ispolkom. A refusal to issue a voucher may be appealed judicially.

The rights and duties of a member of a house-building cooperative and also the members of his family and the conditions of the use and grounds for cessation of the use of living quarters are determined by the cooperative's rules.

Chapter 4.

Use of Living Quarters in Houses of the Individual Accommodation Reserve

Article 44. Use of a house belonging to a citizen with the status of personal property

Citizens with a house (part of a house) as part of their personal property use it for personal residence and the residence of members of their families. They have a right to install other citizens in the house and also sublease it on the terms and in the procedure determined by USSR and union republic legislation.

Citizens with a house as part of their personal property are obliged to maintain it, perform maintenance and major repairs at their own expense and keep the attached grounds in order.

The state renders the citizens with houses as part of their personal property assistance in their maintenance and provision with amenities. At their request, the repair of houses belonging to the citizens may be carried out by consumer service enterprises.

The local soviet ispolkoms monitor the upkeep of the houses belonging to the citizens.

Houses which are the personal property of the citizens cannot be confiscated from them, and the owner cannot be deprived of the right to use the house, other than in instances determined by USSR and union republic legislation.

Article 45. Provision of living quarters to citizens whose houses are subject to demolition in connection with the confiscation of parcels of land

In the event of the demolition of houses which are part of citizens' personal property in connection with the confiscation of parcels of land for state or public needs the said citizens, members of their families and also other citizens who are permanent residents in these houses are assigned in accordance with the established norms apartments in houses of the state or public accommodation reserve. In addition, at their choice the owners of the houses are either paid the value of the houses, buildings and appliances to be demolished or granted the right to use the materials from the disassembly of these houses, buildings and appliances at their discretion. If the citizens so wish, the local soviet ispolkoms afford them (instead of the assignment of apartments) an opportunity to become out-of-turn members of house-building cooperatives and to acquire apartments therein.

If the citizens so wish, the houses and buildings belonging to them which are subject to demolition may be transferred and reconstructed in a new place.

In instances determined by the USSR Council of Ministers houses, buildings and appliances are installed for citizens whose houses are subject to demolition, if they so wish, in a new place and handed over to these citizens as part of their personal property. The value of the houses, buildings and appliances to be demolished is not compensated here.

The procedure for the assignment of apartments, the amounts and procedure of compensation for the value of houses, buildings and appliances to be demolished and the terms of their transference are determined by the USSR Council of Ministers.

Section IV

Preservation of Housing and its Operation and Maintenance

Article 46. Preservation of housing. Lessor's obligations

The state and public authorities, enterprises, establishments and organizations and officials are obliged to display concern for the preservation of housing and its increased provision with amenities.

The lessor is obliged to carry out maintenance on the houses in good time and ensure the uninterrupted operation of the engineering equipment of the houses and living quarters and the proper upkeep of the entrances and other places of common use of the houses and attached grounds.

Article 47. Citizens' duties with respect to preservation of houses

The citizens are obliged to ensure the preservation of living quarters, adopt a solicitous attitude toward sanitary engineering and other equipment and amenities, observe the rules of the upkeep of the house and the attached grounds and fire safety rules and keep the entrances, elevators, stairwells and other places of common use clean and tidy.

On the conditions and by the procedure determined by union republic legislation the lessees of living quarters must perform maintenance of the living quarters at their own expense and, upon vacating the quarters, hand them over in proper condition.

The local soviet ispolkoms will render the citizens assistance in carrying out maintenance in the living quarters.

Article 48. Organization of the operation and maintenance of housing

The state and public accommodation reserve and also the reserve of the house-building cooperatives are operated and maintained with the obligatory observance of the uniform rules and norms of the operation and maintenance of housing.

The state accommodation reserve (irrespective of departmental affiliation) in the cities and urban-type communities is operated and maintained by single housing and single maintenance-construction services by the procedure determined by the USSR Council of Ministers and union republic councils of ministers.

The state housing and maintenance-construction services perform the technical servicing and maintenance of houses of the state and public accommodation reserve and houses of the house-building cooperatives in accordance with a contract.

Houses belonging to kolkhozes, sovkhoses and other enterprises, establishments and organizations situated in rural localities are operated and maintained by their housing and maintenance-construction services. In the event of the absence of such services, the said houses are operated and maintained by the housing and maintenance-construction organizations of the local soviets.

Article 49. Financing of expenditure on the operation and maintenance of housing

Expenditure on the operation and maintenance (current and major repairs) of the local soviets' housing is financed from the resources of the housing organizations and, in the event of a shortage of these resources, from the state budget.

Expenditure on the operation and current repairs of the departmental accommodation reserve is financed from the resources of the housing organizations under the jurisdiction of enterprises, establishments and organizations and, in the event of a shortage of these resources, from the resources of the corresponding enterprises, establishments and organizations. Major repairs of the departmental accommodation reserve are carried out thanks to the resources of the corresponding enterprises, establishments and organizations intended for this purpose.

Expenditure on the operation and maintenance of the public accommodation reserve is financed from the resources of the owners of the reserve.

Expenditure connected with the operation and maintenance of individual nonresidential buildings and on residential premises in houses intended for trade, domestic and other needs of a nonindustrial nature on the balance sheet of the housing organization and also the material-technical support for their operation and maintenance is taken into consideration in the planning of the housing organizations' economic activity.

Expenditure on the operation and maintenance of houses of the house-building co-operatives is financed from cooperative resources.

Article 50. Material-technical support for the operation and maintenance of housing

The material-technical resources necessary for the operation and maintenance of the state and public accommodation reserve and the reserve of the house-building co-operatives are allocated in accordance with the norms of their expenditure to the union republic councils of ministers and USSR ministries, state committees and departments by the procedure determined by the USSR Council of Ministers.

Section V

Liability for the Violation of Housing Legislation

Article 51. Liability for the improper use of housing and other violations of housing legislation

Persons guilty:

of violation of the procedure of the registration of citizens in need of an improvement in their housing conditions and removal from the list of and assignment to citizens of living quarters;

of a failure to observe the established time for the occupancy of houses and living quarters;

of violation of the rules of the use of living quarters and the sanitary maintenance of places of common use, stairwells, elevators, entrances and attached grounds;

of the arbitrary reequipment and altered layout of houses and living quarters and engineering equipment and their improper maintenance; and

of damage to the houses and living quarters and their equipment and amenities

are criminally, administratively or otherwise liable in accordance with USSR and union republic legislation.

USSR and union republic legislation may determine liability for other violations of housing legislation also.

Article 52. Compensation for damage done to housing

Enterprises, establishments and organizations and also citizens who have caused damage to houses, living quarters, engineering equipment, amenities and greenery on plots adjacent to the houses are obliged to compensate for the damage they have caused.

Officials and other workers who are to blame for the enterprises, establishments and organizations incurring expenses connected with compensation for the damage are materially liable by the established procedure.

Section VI

Settlement of Housing Disputes

Article 53. Procedure of the settlement of housing disputes

Housing disputes are settled in accordance with USSR and union republic legislation by the court, arbitration, arbitral tribunal and comrades' courts and also by other bodies thus empowered.

Section VIII

Final Provisions

Article 54. Provision of living quarters for citizens sent overseas

Citizens sent to work overseas are provided with living quarters at their place of residence by the procedure and on the conditions determined by the USSR Council of Ministers.

Article 55. International agreements

If an international agreement of the USSR determines rules other than those contained in Soviet housing legislation, the rules of the international agreement apply.

The same procedure applies in respect of union republic housing legislation if the union republic's international agreement determines rules other than those provided for by this union republic's housing legislation.

L. Brezhnev, chairman of the USSR Supreme Soviet Presidium.

M. Georgadze, secretary of the USSR Supreme Soviet Presidium.

Moscow, the Kremlin, 24 June 1981.

USSR Supreme Soviet Decree

Moscow IZVESTIYA in Russian 26 Jun 81 p 3

[USSR Supreme Soviet decree: Validation of the Fundamentals of USSR and Union Republic Housing Legislation]

[Text] In connection with the adoption of the Fundamentals of USSR and Union Republic Housing Legislation the USSR Supreme Soviet resolves:

Article 1. To make the Fundamentals of USSR and Union Republic Housing Legislation operative as of 1 January 1982.

Article 2. To entrust the USSR Supreme Soviet Presidium with determining the procedure of the validation of the Fundamentals of USSR and Union Republic Housing Legislation and bringing the USSR's legislative measures into line with these Fundamentals.

Article 3. To entrust the union republic supreme soviets with bringing union republic legislation into line with the Fundamentals of USSR and Union Republic Housing Legislation.

L. Brezhnev, chairman of the USSR Supreme Soviet Presidium.

M. Georgadze, secretary of the USSR Supreme Soviet Presidium.

Moscow, the Kremlin, 24 June 1981.

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END

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